

\$639,900 - 200 Mike Ralph Way Sw, Calgary

MLS® #A2159364

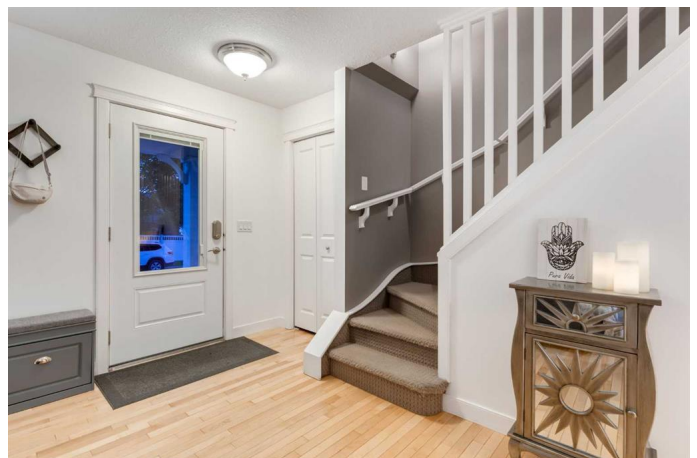
\$639,900

4 Bedroom, 3.00 Bathroom, 1,300 sqft

Residential on 0.07 Acres

Garrison Green, Calgary, Alberta

Nestled on a peaceful, tree lined street in highly coveted Garrison Green and just steps from three beautiful parks, this spacious home boasts 1,667sqft of living space, features three bedrooms upstairs, a double detached garage, and an expansive, sunny south facing backyard. Rarely do opportunities to buy into this highly sought-after community occur at this price. The charming curb appeal is highlighted with a large front porch, affording the perfect place for relaxing and watching the world go by. As you enter the home, you are greeted by a sprawling open concept main floor featuring hardwood floors, fresh paint, and plenty of space. The sizable living room provides tons of space to unwind and entertain, is flooded with light through your large picture window, and showcases a beautiful corner fireplace with classic white surround, circulation fan, and mantle. The gourmet kitchen features rich cabinetry, granite countertops, bar seating, tons of counter and storage space, and elegant stainless-steel appliances. The kitchen opens to your large dining space, which is big enough to host large gatherings of family and friends. From the dining room, step outside onto your newly stained and expansive south facing deck which boasts an elegant pergola – your private oasis to relax and enjoy the weekends and evenings. Your large lot ensures you have tons of yard space in addition to your double garage. The main floor is completed with a powder room, and a



mudroom which allows easy access to the garage and yard. Upstairs showcases your sprawling primary bedroom with a three piece ensuite, and gigantic walk-in closet. Upstairs features two more additional bedrooms, and a four-piece bathroom. Downstairs features comfortable cork flooring, a spacious family room, an additional bedroom, and tons of storage space. Major ticket items have been upgraded with the roof being replaced in 2023, a high efficiency furnace, and newer appliances. Fall in love with the charm and tranquility of Garrison Green and take advantage of this great opportunity to own in one of Calgary’s pristine, family neighbourhood. Just minutes from Glenmore, Stoney Trail, Sarcee, and more makes commuting a dream, with unparalleled access to the mountains, downtown, shopping, and more.

Built in 2006

Essential Information

MLS® #	A2159364
Price	\$639,900
Sold Price	\$648,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,300
Acres	0.07
Year Built	2006
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	200 Mike Ralph Way Sw
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Subdivision	Garrison Green
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 0H8

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Central Vacuum, Closet Organizers, French Door, Granite Counters, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garburator, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Blower Fan, Electric, Gas, Living Room, Mantle
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Landscaped, Level
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 23rd, 2024
Date Sold	September 5th, 2024
Days on Market	13
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
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