

# \$899,900 - 140 Mike Ralph Way Sw, Calgary

MLS® #A2247309

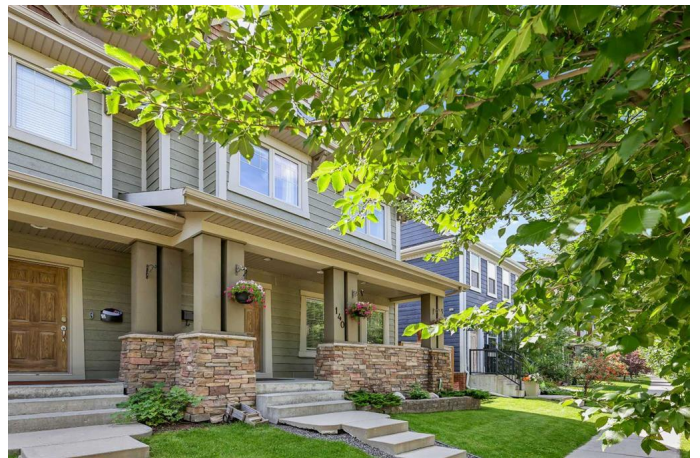
**\$899,900**

4 Bedroom, 5.00 Bathroom, 2,361 sqft

Residential on 0.08 Acres

Garrison Green, Calgary, Alberta

PUBLIC OPEN HOUSE, SUNDAY, AUGUST 10, 1:30 TO 3:30 PM Discover your perfect home in the heart of Garrison Green, a vibrant and family-oriented community known for its charm, parks, and walkable lifestyle. This spacious two-storey home offers 3,355 sq ft of beautifully developed living area, designed with comfort and functionality in mind. The main floor features gleaming hardwood floors, a welcoming front living room with a cozy gas fireplace, and an open-concept kitchen and dining area. The kitchen includes stainless steel appliances, a gas stove, granite countertops, a pantry, and abundant cupboard space. The large island offers extra seating—ideal for a casual breakfast or evening entertainment. The dining area is surrounded by two private decks providing room for a gas BBQ hookup and an extended sitting area where family and friends can enjoy the outdoors. Off the kitchen area, above the garage, is a bright, south-facing bonus room that includes a half bath, creating the perfect spot for a home office, playroom, or media room. On the second floor, you'll find three generously sized bedrooms and a full bath. The primary suite features a walk-in closet and a 5-piece ensuite complete with a soaker tub. The fully developed basement features a media room and wet bar, a guest bedroom, and a full bath, perfect for movie nights or hosting visitors. Additional highlights include main-floor laundry with direct access to the double attached garage, a paved back lane,



and proximity to restaurants, playgrounds, and walking paths. This is more than just a house—it's a place to create memories. Don't miss your chance to live in one of the city's most sought-after neighbourhoods. Call today to book your private showing!

Built in 2007

**Essential Information**

MLS® #	A2247309
Price	\$899,900
Bedrooms	4
Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	2,361
Acres	0.08
Year Built	2007
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

**Community Information**

Address	140 Mike Ralph Way Sw
Subdivision	Garrison Green
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E0H8

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Door Opener, Insulated
# of Garages	2

**Interior**

Interior Features	Bookcases, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Central Air Conditioner, Convection Oven, Dishwasher, Freezer, Garburator, Gas Range, Humidifier, Microwave Hood Fan, Refrigerator, Washer/Dryer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Lane, No Neighbours Behind, Paved, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Shingle Siding, Stone
Foundation	Poured Concrete

## Additional Information

Date Listed	August 9th, 2025
Days on Market	4
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX Realty Professionals
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