

# \$1,088,888 - 77 Mike Ralph Way Sw, Calgary

MLS® #A2209005

**\$1,088,888**

4 Bedroom, 4.00 Bathroom, 2,304 sqft  
Residential on 0.10 Acres

Garrison Green, Calgary, Alberta

**\*\*\*PUBLIC OPEN HOUSE SATURDAY APRIL 12, 2025 2-4:30 PM.\*\*\* GREAT CURB APPEAL IN THIS MAGNIFICENT EXECUTIVE STYLE GARRISON GREEN BEAUTY in a QUIET SECLUDED LOCATION.**

Pride of ownership is evident in every Corner of this **MAGNIFICENTLY UPGRADED AND FULLY DEVELOPED HOME(WITH DEVELOPMENT PERMIT)**. Enjoy this traditional floor plan with a front Living Room/Flex Room or DEN (Often can also be used as an HOME Office) ; **HUGE FORMAL DINING ROOM WITH BIG AREA FOR YOUR HUTCH**. Beautiful Family/Great Room with a cozy Gas Fireplace with **WOOD MANTLE and CERAMIC TILED SURROUND**. **THE OPEN STYLE KITCHEN IS A CHEF'S DELIGHT WITH DOUBLE STAINLESS SINK with a Garburator. AN OVER ABUNDANCE OF CUPBOARDS. HUGE PANTRY/CUPBOARD. SENSATIONAL GRANITE COUNTERS; MULTI EUROPEAN DEEP POT DRAWERS. CERAMIC TILED BACKSPLASH. 3 STATION BREAKFAST BAR. THE HIGH END APPLIANCES includes; BOSCH DISHWASHER; FRIGIDAIRE CERAMIC TOP STYLE STOVE; KITCHEN AID FRIDGE WITH BOTTOM FREEZER; WHIRLPOOL MICROWAVE WITH VENTED HOOD FAN; One Handle Kitchen Faucet with Pull Down VEGETABLE SPRAYING Spout. UNDER CUPBOARD COUNTER LIGHTS. SPACIOUS COZY breakfast nook that overlooks the back yard with Stamped Concrete PATIO Between**



House and Garage and Walkway. PATIO also features a Very Unique Bubbling Water Feature. Gas for your BBQ on Rear Deck. The Main Floor Laundry Room With LG WASHER & DRYER & Main 2-pce Bath is just off the Back Entry. No Fooling around with Sprinklers and Hoses because you also have the Convenience of an Under Ground Sprinkler System. Lets Now take you upstairs: First you will be Greeted with the beautiful BONUS ROOM. There are also 3 Bedrooms up and a 4-pce Bath Room. Enjoy the very Enticing HUGE Master Bedroom fit for a King & a Queen. Your own large Private 5-Piece Ensuite with Granite Counter Top, Dual His n' Hers Sinks. Features One Piece Faucets; Corner Soaker Tub plus Elegant Glass & Ceramic Tile enclosed Shower. Shower also features One Handle Shower Controls. Large Walk-in-Closet. The Superbly OPEN PERMIT DEVELOPED Basement Entices you with its GIGANTIC RECREATION ROOM with an EXERCISE/GYM Area. Lots of room for your POOL TABLE, TABLE TENNIS or Multi-Games Room. Your Guests will also appreciate their own Private Bedroom and 4-Pce Bathroom Amongst the Multiple Upgraded Features are; Newer Air Conditioning, Light Fixtures; Newer Carpet; Engineered Hardwood Floors; Napoleon Furnace; Bradford White Hot Water Tank and ; Some Pull Down Blinds; M70 Built in Vacuum System; Rough-in Alarm System. The is Very Close to Mount Royal University. Close to Parks and Quick Crowchild Trail access for connecting to Glenmore Trail & Stoney Trail. CHINOOK SHOPPING CENTRE is mere MINUTES AWAY.

Built in 2008

### **Essential Information**

MLS® #

A2209005

Price	\$1,088,888
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,304
Acres	0.10
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	77 Mike Ralph Way Sw
Subdivision	Garrison Green
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 0M3

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Mantle
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Balcony, BBQ gas line, Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Rectangular Lot, Underground Sprinklers, Paved
Roof	Asphalt Shingle
Construction	Composite Siding, Stone
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 6th, 2025
Days on Market	2
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX Real Estate (Central)
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