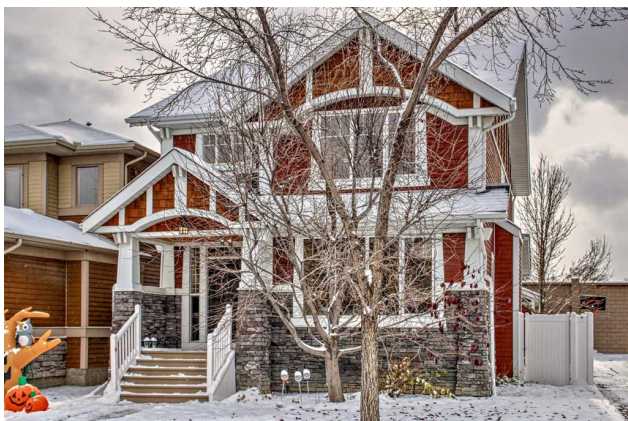


**128 MIKE RALPH Way, Calgary T3E 0H8**

MLS®#: **A2112996** Area: **Garrison Green** Listing Date: **03/08/24** List Price: **\$975,000**  
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2008**  
Lot Information  
 Lot Sz Ar: **4,650 sqft**  
 Lot Shape:

Finished Floor Area

Abv Sqft: **2,200**  
 Low Sqft:  
 Ttl Sqft: **2,200**

DOM

**72**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **2**  
 Garage Sz: **2**

Access:

Lot Feat:

**Back Lane,Back Yard,Front Yard,Lawn,No Neighbours Behind,Landscaped,Level,Street Lighting,Underground Sprinklers,Paved,Private,Treed Alley Access,Double Garage Detached**

Park Feat:

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **High Efficiency,Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Private Yard**

Construction:  
**Composite Siding,Stone**  
 Flooring:  
**Carpet,Hardwood,Tile**  
 Water Source:  
 Fnd/Bsmt:  
**Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Gas Water Heater,Microwave Hood Fan,Washer,Window Coverings**  
 Int Feat: **Breakfast Bar,Ceiling Fan(s),Central Vacuum,Closet Organizers,Granite Counters,High Ceilings,No Smoking Home,Storage,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Den</b>	<b>Main</b>	<b>14`11" x 9`7"</b>	<b>Kitchen</b>	<b>Main</b>	<b>11`6" x 15`11"</b>
<b>Mud Room</b>	<b>Main</b>	<b>6`2" x 8`0"</b>	<b>Entrance</b>	<b>Main</b>	<b>11`6" x 9`8"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>13`11" x 14`11"</b>	<b>Bedroom</b>	<b>Second</b>	<b>10`1" x 13`2"</b>
<b>Bedroom</b>	<b>Second</b>	<b>13`4" x 9`10"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>13`10" x 14`8"</b>
<b>Dinette</b>	<b>Main</b>	<b>12`1" x 9`6"</b>	<b>Dining Room</b>	<b>Main</b>	<b>13`7" x 13`0"</b>
<b>Great Room</b>	<b>Main</b>	<b>16`1" x 14`7"</b>	<b>Family Room</b>	<b>Basement</b>	<b>14`9" x 24`9"</b>

Other	Basement	5`6" x 5`1"	2pc Bathroom	Main	5`8" x 7`2"
5pc Ensuite bath	Second	13`0" x 11`10"	4pc Bathroom	Second	8`6" x 4`11"
4pc Bathroom	Basement	10`6" x 5`10"	Legal/Tax/Financial		

Title:	Zoning:
Fee Simple	R-C2
Legal Desc:	0612831
Remarks	

Pub Rmks:	<b>STOP THE CAR!! This charming 2200 sq ft DETACHED 2 STOREY HOME sits on a beautiful tree-lined Street in the highly sought after community of Garrison Green. There are 4 bedrooms and 3 1/2 bathrooms, 9' ceilings, triple pane windows, Acacia hardwood flooring and central air conditioning. The modern kitchen has loads of cabinets, stainless steel appliances, a massive island with eating bar, and spacious breakfast nook. The Primary Bedroom has a vaulted ceiling, large walk-in closet and inviting 5 piece ensuite. The upstairs laundry is sure to please. The basement has been professionally developed and boasts 9' ceilings, a large entertainment room, huge bedroom and full bath. There is ample storage. The high efficiency furnace is 4 years old. The gorgeous backyard houses underground sprinklers, newer vinyl deck and maintenance free fence as well. The exterior is very attractive with wood fibre composite siding and cultured stone. The oversized double detached garage with epoxy floor is accessed from a paved back alley.</b>
Inclusions:	none
Property Listed By:	Royal LePage Solutions

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

