



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**44 Mike Ralph Way SW
Calgary, Alberta**

MLS # A2311472



\$599,900

Division:	Garrison Green		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,921 sq.ft.	Age:	2007 (19 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Oversized		
Lot Size:	-		
Lot Feat:	Back Lane, Fruit Trees/Shrub(s), Landscaped, Level, Low Maintenance Land		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 375
Basement:	None	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Soaking Tub, Vaulted Ceiling(s)		

Inclusions: n/a

**** Open House, Sat, June 13, 12-2pm **** Stop settling for just any townhouse and settle into this townhome. Located at 44 Mike Ralph Way SW, on a street dedicated to the memory of a Canadian hero, this residence offers over 1,900 square feet of high-end living in the heart of Garrison Green. The main floor features a rare, wide-open plan that flows seamlessly from the front entry to the back door, emphasizing a spacious and functional layout. The living and dining areas are anchored by a massive wrap-around gourmet kitchen, a true chef's setup featuring sweeping granite countertops, upgraded maple cabinetry, a gas stove, and bar seating for integrated hosting. Upstairs, the vaulted primary suite serves as a private retreat with a large walk-in closet and a four-piece ensuite. A second generous bedroom and a dedicated library provide essential flexibility for a home office or guest space. The utility of this property is unmatched, featuring a private fenced yard that leads to an oversized double garage with professional loft storage built into the rafters. Shared concrete walls make this a unique townhouse. Buffalo park, a Garrison Green community staple, is just steps away with a playground and summer field turned hockey rink in the winter. Sophisticated, turn-key living conveniently located with access in minutes to Stoney, Crowchild, Sarscee, and Glenmore, and downtown.