



**GRASSROOTS**

REALTY GROUP

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

**MLS # A2324651**



**\$574,900**

<b>Division:</b>	Garrison Green		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,920 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Oversized		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Fruit Trees/Shrub(s), Landscaped, Level, Low Maintenance Land		

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

**Inclusions:** n/a

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 uniquely quiet townhouse, insulated from the noise of day-to-day life. Buffalo park, a Garrison Green community staple, is just steps away with a playground and summer field-turned-hockey-rink in the winter. Extensive walking and cycling paths nearby put you just minutes from Marda Loop, Glenmore Reservoir, and Mount Royal University Sophisticated, turn-key living conveniently located with access in minutes to Stoney, Crowchild, Sarcee, and Glenmore, and downtown. Call today!