$1,075,000 - 85 Mike Ralph Way Sw, Calgary

MLS® #A2252995
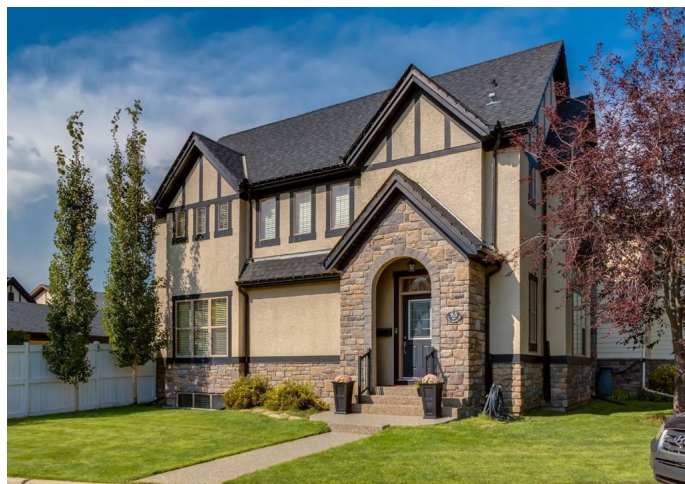
$1,075,000

4 Bedroom, 4.00 Bathroom, 2,075 sqft
Residential on 0.11 Acres

Garrison Green, Calgary, Alberta

OPEN HOUSE SATURDAY (September 20) from 2-4 PM! Welcome to this stunning DETACHED family home tucked away on a quiet corner lot in the highly sought-after community of Garrison Green. Offering over 2,800 square feet of thoughtfully developed living space, this property combines timeless charm with modern upgrades. The open-concept main floor is filled with natural light and designed for both everyday living and entertaining. A spacious kitchen features a large island with seating on two sides, quartz countertops and backsplash, stainless steel appliances, and a generous pantry. The formal dining room is perfect for hosting, while the full-width great room with a cozy gas fireplace invites you to unwind. A stylish powder room with wallpaper accents and a practical mudroom complete the main level. Upstairs, you'll find three inviting bedrooms—all with vaulted ceilings. The primary retreat boasts a large walk-in closet and a spa-inspired ensuite with dual sinks, a soaker tub, and a separate shower. Convenient upper-level laundry (washer/dryer replaced in 2023) and continuous hardwood flooring add elegance. The fully finished basement expands your living space with a large recreation room, an additional spacious bedroom with walk-in closet, a full bathroom, and utility/storage room. Notable upgrades include hickory hardwood flooring, designer lighting, quartz counters throughout, Hunter Douglas blinds, professional painting, new air

conditioning (2025), a smart doorbell, a replaced furnace heat exchanger (2024), and exterior holiday lights (Winducks). Step outside to enjoy the beautifully landscaped backyard with lush grass, a private patio, and a fire pit areaâ€"perfect for relaxing or entertaining. With southwest exposure, the yard is bathed in sunlight throughout the day. An oversized double garage with paved alley access completes the package. All of this, just steps from Mount Royal University, neighborhood parks and playgrounds, and minutes from shopping, restaurants, and downtown Calgary. Floor plans and a 3D tour are readily available, providing a glimpse into this dream home!

Built in 2007

Essential Information

MLS® #	A2252995
Price	$1,075,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,075
Acres	0.11
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	85 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, Oversized, Paved
# of Garages	2

Interior

Interior Features	Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Lighting, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Low Maintenance Landscape, Private
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	September 17th, 2025
Zoning	R-CG

Listing Details

Listing Office	CIR Realty