# \$725,000 - 61 West Ranch Road Sw, Calgary

MLS® #A2205481

### \$725,000

3 Bedroom, 3.00 Bathroom, 1,845 sqft Residential on 0.09 Acres

West Springs, Calgary, Alberta

Offering 3 bedrooms, 2.5 bathroom and a large bonus room this beautifully maintained property combines function and style with opportunity to expand by developing the unfinished lower level. Step inside to a bright and open main floor, where large south-facing windows flood the living area with natural light. The well-appointed kitchen features granite countertops, stainless steel appliances, a raised breakfast bar, and a large pantry, making it perfect for both daily living and entertaining. The spacious dining area flows effortlessly to the private backyard, ideal for summer gatherings. A convenient main-floor laundry is tucked between the half bath and the entrance to the double detached garage. Upstairs, you'll find a bonus room with vaulted ceilings complete with a cozy gas fireplace, offering the perfect space for relaxing. Two well-sized bedrooms and a full bathroom lead down the hall to the spacious primary suite, which boasts a large closet and private ensuite. Nestled on a quiet, non-through street, this home features a generous backyard with a large deck and gazebo, providing an inviting outdoor retreat. Enjoy all that prestigious West Springs has to offerâ€"top-rated schools, parks, shopping, and easy access to major roadwaysâ€"all at an incredible value.







Built in 2003

#### **Essential Information**

MLS® # A2205481 Price \$725,000

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,845
Acres 0.09
Year Built 2003

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

## **Community Information**

Address 61 West Ranch Road Sw

Subdivision West Springs

City Calgary
County Calgary
Province Alberta
Postal Code T3H 5B9

#### **Amenities**

Parking Spaces 4

Parking Double Garage Attached

# of Garages 4

#### Interior

Interior Features Breakfast Bar, Granite Counters, Vinyl Windows

Appliances None

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Family Room, Gas

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Features Private Yard

Lot Description Back Yard, Landscaped

Roof Asphalt Shingle

Construction Concrete, Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed March 26th, 2025

Days on Market 7

Zoning R-G

## **Listing Details**

Listing Office RE/MAX First

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