

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

MLS® #A2205481

**\$725,000**

3 Bedroom, 3.00 Bathroom, 1,845 sqft

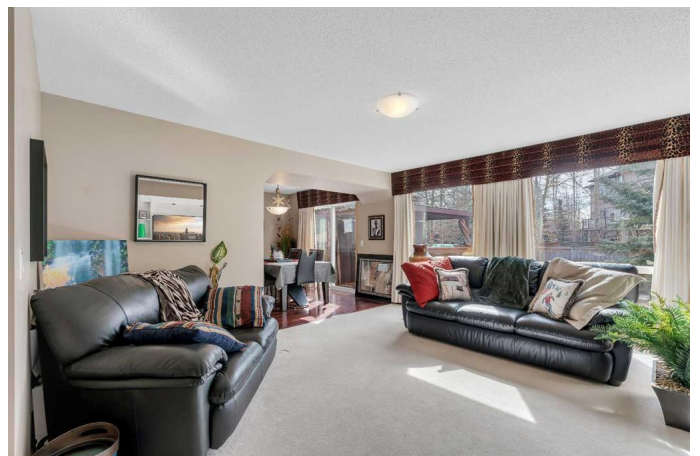
Residential on 0.09 Acres

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 offer—top-rated schools, parks, shopping, and easy access to major roadways—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        | Gas, Family Room                               |
| 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 | 43               |
| Zoning         | R-G              |

**Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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