

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

MLS® #A2205481

## \$725,000

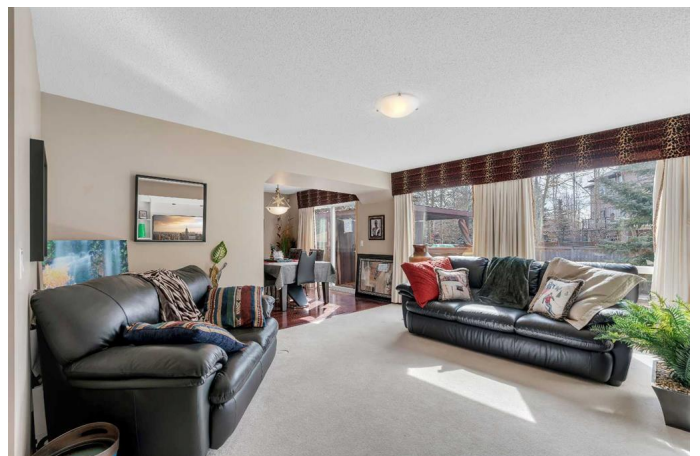
3 Bedroom, 3.00 Bathroom, 1,845 sqft  
Residential on 0.09 Acres

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	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	17
Zoning	R-G

### **Listing Details**

Listing Office	RE/MAX First
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