

# \$949,900 - 110 West Ranch Place Sw, Calgary

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MLS® #A2244170

**\$949,900**

4 Bedroom, 4.00 Bathroom, 2,206 sqft

Residential on 0.09 Acres

West Springs, Calgary, Alberta

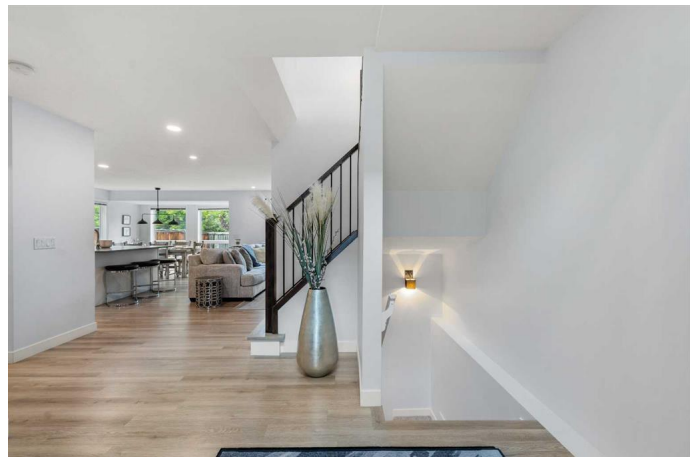
Welcome to this beautifully upgraded, move-in-ready home with exceptional curb appeal, located on a quiet street in a desirable family-friendly neighbourhood.

From the moment you step inside, you're greeted with an open-to-above entryway, soaring ceilings, and a sense of space and light. The entire home has been tastefully renovated with brand new luxury vinyl plank flooring, skim-coated ceilings, and modern pot lighting throughout.

The heart of the home is the bright, open-concept kitchen and living area, complete with a modern stone-faced fireplace, quartz countertops, a corner pantry, and a sunlit breakfast nook surrounded by windows. A door leads directly from the nook to the low-maintenance backyard, where you'll find Astroturf landscaping, a private patio, and an included gazebo with netting and Roughed in for Hot Tub – perfect for relaxing or entertaining.

Additional features include a home office, laundry room, and a 2-year-old central AC unit for year-round comfort.

Upstairs, you'll find a spacious bonus family room with vaulted ceilings, a generous primary suite with vaulted ceilings, a walk-in closet, and a spa-like ensuite featuring a corner tub, stand-up shower, double sinks, and an



oversized vanity. Two additional bedrooms and a full bath complete the upper level.

The fully finished lower level includes a large bedroom, full bathroom, an ideal media room, and a massive storage space – offering flexibility for any family's lifestyle needs.

This home combines modern style with thoughtful upgrades in every corner – don't miss your chance to view this truly standout property!

Built in 2002

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2244170    |
| Price          | \$949,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,206       |
| Acres          | 0.09        |
| Year Built     | 2002        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 110 West Ranch Place Sw |
| Subdivision | West Springs            |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3H 5B9                 |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Double Vanity, No Smoking Home, Quartz Counters, See Remarks, Vaulted Ceiling(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer              |
| Heating           | Forced Air   |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Electric   |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Other   |
| Lot Description   | Landscaped, Low Maintenance Landscape, Gazebo |
| Roof              | Asphalt Shingle                               |
| Construction      | Wood Frame                                    |
| Foundation        | Poured Concrete                               |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 29th, 2025 |
| Days on Market | 2               |
| Zoning         | R-G             |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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