

# \$759,900 - 355 West Ranch Place Sw, Calgary

MLS® #A2239284

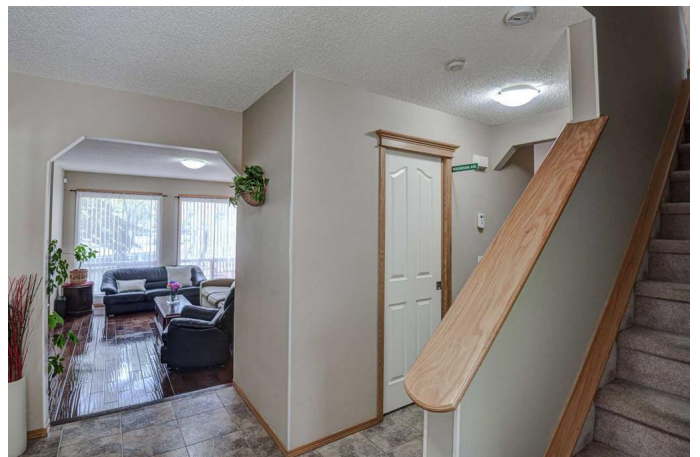
**\$759,900**

5 Bedroom, 4.00 Bathroom, 1,854 sqft

Residential on 0.12 Acres

West Springs, Calgary, Alberta

Opportunity knocks to own a 5-bedrooms: 4-baths: fully finished home in sought after community of West Springs. Greeted by the spacious foyer, this home has an immediate feeling of comfort and will make a lasting impressions on visitors. The main floor featuring open layout, spacious and noticeably the large living room window allows the bright natural lights to flow in. Kitchen has lots of cupboards, pantry, granite counter tops & kitchen appliance package. AS you walk up the staircase the home highly desired layout & open spaces continue to impress. Upstairs you'll find the huge bonus room with a vaulted ceiling: primary bedroom with walk-in closet & jetted tub: two more good sized bedrooms: and a full bath. Basement was professionally developed by the builder. Basement has a two bedrooms, full bath and recreational room. This home is very much loved and cared by this original. Perfectly located close to all amenities and easy access to Bow Trail, Old Banff Coach Road & Stoney Trail. Schedule a viewing and see for yourself that this is the house for you.



Built in 2003

## Essential Information

MLS® # A2239284

Price \$759,900

Bedrooms 5

|                |             |
|----------------|-------------|
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,854       |
| Acres          | 0.12        |
| Year Built     | 2003        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 355 West Ranch Place Sw |
| Subdivision | West Springs            |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3H 5C3                 |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Granite Counters, Jetted Tub, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Bar |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings, Satellite TV Dish                       |
| Heating           | Forced Air                                                                                                                     |
| Cooling           | None                                                                                                                           |
| Fireplace         | Yes                                                                                                                            |
| # of Fireplaces   | 1                                                                                                                              |
| Fireplaces        | Gas                                                                                                                            |
| Has Basement      | Yes                                                                                                                            |
| Basement          | Finished, Full                                                                                                                 |

### Exterior

|                   |                                           |
|-------------------|-------------------------------------------|
| Exterior Features | Private Yard                              |
| Lot Description   | Back Yard, Cul-De-Sac, Front Yard         |
| Roof              | Asphalt Shingle                           |
| Construction      | Concrete, Stone, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                           |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 13th, 2025 |
| Days on Market | 28              |
| Zoning         | R-G             |
| HOA Fees       | 50              |
| HOA Fees Freq. | ANN             |

### **Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | Greater Calgary Real Estate |
|----------------|-----------------------------|

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