

# \$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

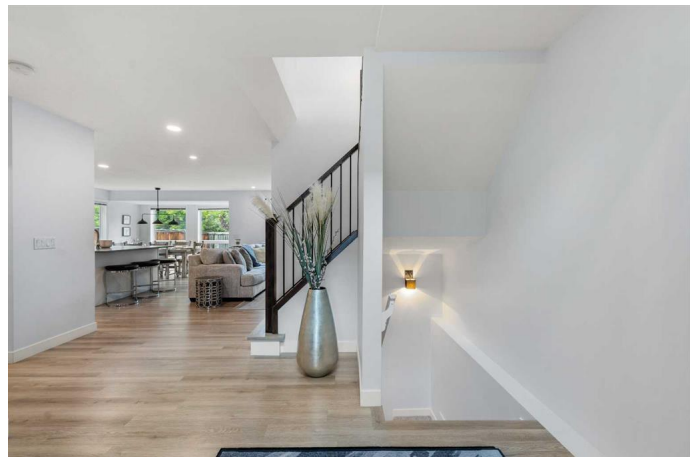
Welcome to this beautifully upgraded, move-in-ready home with exceptional curb appeal, located on a quiet street in a desirable family-friendly neighbourhood.

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	1
Zoning	R-G

## Listing Details

Listing Office	CIR Realty
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