

# \$749,900 - 355 West Ranch Place Sw, Calgary

MLS® #A2239284

**\$749,900**

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.

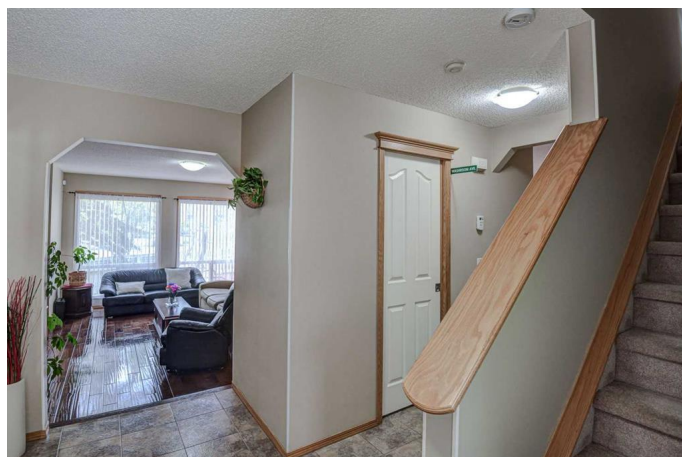
Built in 2003

## Essential Information

MLS® # A2239284

Price \$749,900

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	47
Zoning	R-G
HOA Fees	50
HOA Fees Freq.	ANN

**Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.