

## 6 West Ranch Road SW Calgary, Alberta

**MLS # A2211541**



# \$999,900

<b>Division:</b>	West Springs		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,402 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Corner Lot		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Laminate

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Stone, Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Bar

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-G

**Utilities:** -

**Inclusions:** NA

WELCOME TO 6 WEST RANCH RD SW – A STUNNING CORNER LOT BUNGALOW IN WEST SPRINGS! Prepare to be impressed by this beautifully renovated bungalow, nestled on a premium corner lot in the heart of the highly sought-after West Springs community. Professionally updated in 2021, this home offers a modern open-concept layout with soaring vaulted ceilings, an abundance of natural light, and high-end finishes throughout. Step inside and you’ll find Luxury Vinyl Plank flooring flowing seamlessly across both the main level and the fully finished basement, combining durability with elegant style. At the heart of the home is a chef-inspired gourmet kitchen, designed with entertaining in mind. It features sleek built-in stainless steel appliances, custom cabinetry, a central skylight that bathes the space in sunlight, and a generous island perfect for gatherings. The spacious primary suite is a true retreat, complete with a walk-in closet and a luxurious 5-piece ensuite featuring a soaker tub, dual vanities, and a separate glass shower. A second bedroom and a full bath complete the main floor. Downstairs, the professionally developed basement is ready for fun and relaxation, boasting a huge recreational area with a wet bar, wine fridge, and ample room for a home theatre, games area, or gym. Two additional generously sized bedrooms and a full bathroom make it ideal for guests or a growing family. Additional highlights include: Kinetico water softener system, Hunter Douglas window coverings, surround sound wiring, Fresh modern paint throughout, LED lighting upgrades across the entire home, 220V outlet in the attached garage, New custom cabinetry, Ample storage throughout the home and many more upgrades. The private backyard is your oasis—perfect for BBQs, gardening, or simply enjoying warm summer

evenings. This home blends style, functionality, and comfort in one perfect package—and with quick access to top schools, shopping, dining, and major roadways, the location truly can't be beat. Don't miss this incredible opportunity to own a turn-key home in one of Calgary's most desirable neighborhoods.