



**GRASSROOTS**  
REALTY GROUP

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**211 Ypres Green SW**  
**Calgary, Alberta**

**MLS # A2221793**



**\$795,000**

<b>Division:</b>	Garrison Woods		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,995 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Treed		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 609
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame	<b>Zoning:</b>	M-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** None

NEW PRICE! Fall in love with this timeless brick brownstone nestled in the heart of Garrison Woods—a home where classic elegance meets the warmth of everyday living. Spanning three beautifully curated levels, this residence is just steps from the charm of Marda Loop and quietly backs onto Calgary’s premier French school, Lycée Louis Pasteur, creating a setting that feels both vibrant and serene. From the moment you walk through the door, you’re embraced by soaring 9-foot ceilings, warm maple hardwood floors, and the gentle glow of a gas fireplace—setting the scene for cozy evenings curled up with a book or memorable nights filled with laughter and good company. At the heart of the home lies a chef’s kitchen designed to inspire, with gleaming granite countertops, a welcoming central island, and a 5-burner gas range—perfect for everything from leisurely Sunday brunches to candlelit dinner parties shared with the ones you love. Upstairs, a generous bedroom, full bath, and convenient laundry room are complemented by a bright, versatile den—ideal as a home office or easily transformed into a third bedroom. Ascend to the top floor and discover a dreamy primary retreat, where vaulted ceilings, charming dormer windows, a walk-in closet, and a spa-like ensuite with a soaker tub and double vanities invite you to unwind in peace and privacy. The lower level is a blank canvas awaiting your imagination—whether it’s a media room, gym, or wine cellar, the possibilities are yours. Outside, a private backyard offers a sweet spot for morning coffee or sunset chats, and the detached double garage adds both convenience and charm. For dog lovers, this neighborhood is truly special. Just minutes away, you’ll find a number of inviting off-leash areas, including the beloved “Bark

Park&rsquo; at Currie Barracks. Fully fenced and thoughtfully designed, it features dog tunnels, weaving posts, triple hoop jumps, a bridge, and even a pint-sized fire hydrant&mdash;creating a joyful haven where pups can play freely and friendships are formed, both two-legged and four. This is more than a home&mdash;it&rsquo;s a lifestyle wrapped in comfort, connection, and a touch of magic.