



**GRASSROOTS**  
REALTY GROUP

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**50 Johnson Place SW**  
**Calgary, Alberta**

**MLS # A2235197**



**\$1,650,000**

<b>Division:</b>	Garrison Green		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,925 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Front Drive		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, City Lot, Cul-De-Sac, Fruit Trees/		

<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>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Breakfast Bar, Closet Organizers, Granite Counters, Kitchen Island, Walk-In Closet(s)		

**Inclusions:** None

Located on a quiet cul-de-sac and backing onto a stunning, treed park, this inner-city gem offers the perfect blend of privacy, space, and convenience. Minutes from restaurants, amenities, the university, and downtown, the location is unbeatable. Step into a spacious, welcoming foyer that flows into a chef-inspired kitchen featuring stainless steel appliances, granite countertops, and a massive island—ideal for entertaining. The open-concept living room boasts a gas fireplace with stylish tile surround, built-in cabinetry, and a wall of windows with tranquil park views. A generous dining room with a custom built-in hutch provides direct access to the deck and beautifully landscaped backyard. Practicality meets luxury with main floor laundry, a large mudroom, and access to the double attached garage. Upstairs, you'll find three large bedrooms, including a serene primary retreat with a walk-in closet, spa-like 5-piece ensuite, and private balcony overlooking the park. A spacious upper-level family room, flooded with natural light, offers the perfect space to relax. The fully finished basement features a large rec room, additional bedroom, 4-piece bathroom, and ample storage. This home truly has it all—location, space, and thoughtful design inside and out.