



GRASSROOTS
REALTY GROUP

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4419 Quentin Court SW
Calgary, Alberta

MLS # A2238267



\$789,900

Division:	Garrison Woods		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,193 sq.ft.	Age:	2000 (25 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	220 Volt Wiring, Alley Access, Double Garage Detached, Heated Garage, Ins		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Landscaped, Private, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance		

Inclusions: Hot Tub, Murphy Bed, Fridge in Basement

HEATED GARAGE WITH EV OUTLET | NEWER SIDING, SHINGLES & EAVESTROUGH (2024) Welcome to this charming two-storey detached home nestled in the heart of trendy Garrison Woods. Located on a quiet cul-de-sac, this inviting residence features a spacious front porch perfect for enjoying your morning coffee overlooking your perennial garden. Inside, you'll find original hardwood floors, a cozy corner gas fireplace, and a generous dining area that opens directly to the kitchen—ideal for entertaining. Patio doors off the dining room lead to the sunny west-facing backyard complete with a hot tub, BBQ gas line, raised garden beds, and a storage shed. Upstairs offers three well-sized bedrooms, including a king-sized primary, all with hardwood flooring. The separate rear entrance provides direct access to the developed basement, which has a flexible space for a home office, a rec room, and guest accommodation with a Murphy bed. Recent updates include newer siding, shingles, and eavestrough (2024), as well as an EV outlet in the heated garage. Perfectly situated within walking distance to River Park off-leash dog area, Sandy Beach, My Favourite Ice Cream Shoppe, and the vibrant Marda Loop district. Also nearby are Mount Royal University and schools of all levels. Just a 10-minute commute to downtown—this home truly has it all!