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## 42 Ypres Green SW Calgary, Alberta

MLS # A2252885



\$707,000

Division:	Garrison Woods				
Type:	Residential/Duplex				
Style:	2 Storey, Attached-Side by Side				
Size:	1,161 sq.ft.	Age:	2004 (21 yrs old)		
Beds:	2	Baths:	3 full / 1 half		
Garage:	Alley Access, Double Garage Detached, Driveway, Garage Door Open				
Lot Size:	0.07 Acre				
Lot Feat:	Back Lane, Brush, Corner Lot, Irregular Lot, Low Maintenance Landsc				

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

Features: No Animal Home, No Smoking Home

Inclusions: N/A

<sup>\*\*</sup>Price reduced 11K. 3 New windows facing at the front were just installed\*\* Welcome to this beautiful 2 storey, 2 bedrooms, both with walk-in-closet and ensuite bathroom fully finished home in Garrison Woods. Located close to the French school and a short walk to shopping or public transport. The exterior features poured sidewalks in the front and extensive custom decking in the back yard leading to the double garage. Natural hardwood flooring all through the main floor. Kitchen is highlighted by maple colour cabinets, stainless steel appliances and a gas fireplace in living room. The upper floor has two generous bedrooms, each with walk in closets and ensuite bathrooms. The lower level has a 3 pieces bathroom and huge family room, currently used as the home office with the remainder of the lower level could be used as an exercise area, a TV or recreation room. Well kept and neat as a pin this is a true pride of ownership home.