



**42 Ypres Green SW  
Calgary, Alberta**

**MLS # A2252885**



**\$699,000**

<b>Division:</b>	Garrison Woods		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,161 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Driveway, Garage Door Opener, Rea		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Brush, Corner Lot, Irregular Lot, Low Maintenance Landscape, St		

<b>Heating:</b>	Forced Air, Natural Gas	<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>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** N/A

**\*\*Price reduced to \$699,000. Plus New High Efficiency Furnace with new humidifer and Honeywell thermostat, New Hot water Tank. New Dishwasher, 3 New windows facing at the Front Side and Newer Asphalt Shingle Roofing (2024)\*\*** 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. **\*\*Newer roof 2024, New hot water tank 2025, New 3 windows at front facing.\*\***