



**GRASSROOTS**  
REALTY GROUP

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**5644 Henwood Street SW**  
**Calgary, Alberta**

**MLS # A2254616**



**\$1,100,000**

<b>Division:</b>	Garrison Green		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,312 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Garden, Landscaping		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Storage, Walk-In Closet(s), Wired for Data		
<b>Inclusions:</b>	All basement appliances		

**CUL DE SAC LOCATION IN GARRISON GREEN | EXTENSIVELY RENOVATED AND PROFESSIONALLY DESIGNED | PERFECT FOR MULTI GENERATIONAL OR LARGER FAMILIES** | Timeless and elegant, this 3400 sq ft developed living space family home sits on a quiet cul de sac in the sought after community of Garrison Green and has been extensively updated with over \$230,000 in renovations, solar installation, and mechanical upgrades throughout. The main level is bright and welcoming with rich refinished maple hardwood floors, a spacious living room centred on a gas fireplace with new tile and updated controls. The chef's kitchen has been reimagined with quartz countertops, a custom fluted island, walk in pantry and coffee bar, premium Samsung appliances including a dual oven and induction cooktop, plus new custom cabinetry and millwork. A private main floor office with built in floating cabinetry and a high end hand built custom glass feature wall makes the perfect workspace and includes a separate side entrance, creating an ideal layout for families and those with work from home needs. The main and powder bathrooms have been fully renovated with premium Riobel and Delta fixtures, floating vanities, and custom tile work. Upstairs you will find three bedrooms, highlighted by a stunning reconfigured primary retreat with heated tile floors, a large soaker tub, custom cabinetry, dual sinks, quartz counters, and a spa inspired tiled walk in shower. This level also offers two additional generously sized bedrooms and the convenience of upstairs laundry. The lower level features a professionally developed illegal suite with a separate entrance, full kitchen with Miele appliances, living room, spacious bedroom, full bath, and a newer hot water on demand system. Additional updates include new carpet and paint throughout, Luminaire Authentik lighting from

Montreal throughout the home, upgraded electrical with a new sub panel, a new large AC unit with warranty and maintenance program, and numerous other improvements. Outside, enjoy a low maintenance yard with an interlocking brick patio, pergola, irrigation system, upgraded landscaping with perennials, a new shed and swing gate for trailer parking, plus a double garage with a custom hand built workshop. A full solar panel system with dual meter allows you to sell power back to the grid, supported by upgraded gutter guards and a 10 year warranty. Walking distance to Mount Royal University, schools, parks, and amenities, and just 10 minutes to downtown, this is a beautifully updated home in one of Calgary's most desirable inner city neighbourhoods.