



GRASSROOTS
REALTY GROUP

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**4036 Garrison Boulevard SW
Calgary, Alberta**

MLS # A2266209



\$1,299,900

Division:	Garrison Woods		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,130 sq.ft.	Age:	2001 (24 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Built-in Features, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Walk-In Closet(s)		
Inclusions:	N/A		

Outstanding location in Garrison Woods within walking distance to the Lycée School. Charming curb appeal with a durable Hardy Board exterior + newer roof on a beautiful tree-lined street. The two-story entrance sets the tone for the bright, freshly painted interior. Excellent layout with a versatile flex space at the front of the home currently used as a formal dining room. The open concept design at the back of the house features a great room with gas fireplace + built-ins overlooking the backyard. The kitchen offers abundant cabinetry, large island + a convenient butler's pantry, flowing into a cheerful informal nook with access to the deck + yard. Upstairs, the primary suite is generous in size with a walk-in closet + ensuite featuring dual vanities, soaker tub + standalone shower. Two additional bedrooms, a full bath + laundry complete the upper level. The professionally developed lower level includes a large family room, bedroom, full bath + ample storage. The backyard features a newer high-end composite low-maintenance deck. Walk to nearby amenities, parks, shopping + restaurants — a superb opportunity in one of Calgary's most desirable communities