



GRASSROOTS
REALTY GROUP

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4068 Garrison Boulevard SW
Calgary, Alberta

MLS # A2268212



\$995,000

Division:	Garrison Woods		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,105 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		

Heating:	Forced Air
Floors:	Carpet, Hardwood, Tile, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: N/A

Welcome to this beautifully appointed 4-bedroom family home (3 up + 1 down) in the highly desirable community of Garrison Woods. Offering over 3,000 sq. ft. of thoughtfully designed living space, this home blends timeless character with modern comfort, complete with an inviting front porch that sets the tone for what's inside. Step through the front door into a spacious foyer featuring a striking grand staircase. The bright living room is anchored by a mantled wood-burning fireplace and offers plenty of space for a piano or additional seating. French doors lead to an elegant formal dining room, ideal for hosting family gatherings or dinner parties. Perfect for the home chef, the kitchen features stainless steel appliances with a gas range, a spacious quartz raised bar, and generous storage and prep space. The sunny breakfast nook offers a lovely view of the backyard, an ideal spot for morning coffee. A practical mudroom with a brand-new washer and dryer adds convenience to daily living. With east and west exposures, this home enjoys an abundance of natural light, highlighted by 9-foot ceilings and beautiful maple hardwood floors on both the main and upper levels. Upstairs, the primary suite offers a peaceful retreat with a private balcony, perfect for morning coffee, a walk-in closet, and a luxurious ensuite featuring dual vanities, a soaker tub, and a standalone shower. Two additional spacious bedrooms and a 4-piece main bath complete the upper level. The professionally developed lower level provides a large family room, fourth bedroom, full bathroom, and generous storage space, including wine storage. Enjoy warm evenings on the spacious deck in the private backyard. Additional highlights include central air conditioning, a newer roof (2022), newer furnace (2022) and Hot Water Tank (2022). and a detached garage. Located just minutes from Marda Loop

shopping, parks, top-rated schools (including Lyc  e International de Calgary), and downtown, this home offers the perfect blend of convenience, comfort, and style. Don  t miss your opportunity to call this exceptional Garrison Woods home yours, book your private showing today!