

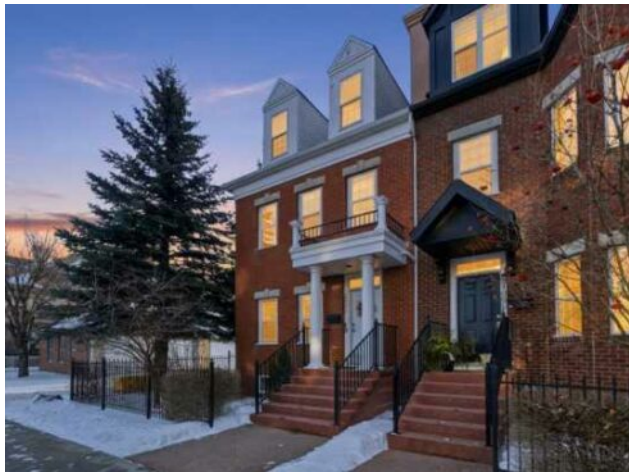


GRASSROOTS
REALTY GROUP

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2405 Sorrel Mews SW
Calgary, Alberta

MLS # A2276325



\$849,900

Division:	Garrison Woods		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,969 sq.ft.	Age:	2001 (25 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	-		
Lot Feat:	Back Lane, Back Yard, Level, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 577
Basement:	Full	LLD:	-
Exterior:	Brick	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Central Air, Central Vac & Attachments, All Contents and Furniture, 2 Garage Door Openers

3-Storey Luxury End-Unit Executive Brownstone | Fully Furnished | Air Conditioned | Prime Marda Loop Location Situated in the prestigious community of Garrison Woods, this beautifully maintained fully furnished, air-conditioned end-unit executive brownstone offers exceptional walkability and an outstanding blend of space, style, and convenience. Just minutes from Marda Loop shopping, parks, top-rated schools (including Lycée International de Calgary), and downtown, this is urban living at its finest. Offering over 2,900 sq. ft. of developed living space, this impressive 3-storey home features a highly versatile layout and is complemented by a detached double garage. The main level is ideal for both everyday living and entertaining. The chef-inspired kitchen showcases stainless steel appliances, a gas range, granite island, and corner pantry, while the sunny breakfast nook overlooks the deck—perfect for morning coffee. This bright end unit benefits from east-facing windows, 9-foot ceilings, and beautiful maple hardwood flooring, filling the space with natural light. The second level offers two generous bedrooms, a 5-piece bathroom, and convenient upper-level laundry. The third floor features a loft-style den/ living space with vaulted ceilings and a 3-piece bathroom, providing a flexible retreat ideal for a home office, media room, or master suite. The fully developed basement includes a separate entrance to the yard, a bedroom, 3- piece bathroom, fireplace, laundry hookups, and a functional mudroom—perfect for guests or extended family. This rare end-unit brownstone combines luxury, location, and livability in one of Calgary’s most sought-after neighbourhoods. Don’t miss your opportunity to call this exceptional Garrison Woods home your own—schedule your private showing today!

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