



142 Ypres Green SW
Calgary, Alberta

MLS # A2150155



\$975,000

Division:	Garrison Woods		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,880 sq.ft.	Age:	2003 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Detached, Garage Door Opener, Insulated		
Lot Size:	0.11 Acre		
Lot Feat:	Low Maintenance Landscape, Rectangular Lot		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Kitchen Island, Storage, Walk-In Closet(s)		

Inclusions: Air Conditioner, Fridge, Dishwasher, Gas Stove, Built-in Microwave, Garburator, Humidifier, Water Softener, Range Hood, Washer, Dryer, Garage Opener, Window Coverings.

MAGNIFICENT 4-bedroom original Avi show home in desirable Garrison Woods. This beautiful home has been totally renovated with top notch millwork and custom cabinetry throughout. You will notice how lovely this home is right away upon entry graced by the elegant living room with a gas fireplace with built-ins leading to a desirable main floor office space and stylish half bath. The gorgeous custom kitchen has beautiful, quartz, high-end stainless-steel appliances with gas stove and floor to ceiling cabinetry all open to a charming dining room. There is a good-sized closet in the back entrance leading to the private back patio with gas line for summer BBQ's. The upper level is home to a stunning Master Bedroom with a lovely 5 piece ensuite and walk in closet, convenient laundry and two more bedrooms that share a unique jack and jill bathroom. The lower level boasts a great family room with another gas fireplace, a bedroom/gym with walk in closet, full bath and loads of storage. UPGRADES incl. redesigned front entry with two main hall closets, beautiful engineered oak hardwood, furnace, hot water tank, air conditioner, water softener, new roof 2022, in-floor bathroom heating in ensuite, remote-controlled blinds and smart home capability. Enjoy the double insulated garage with an attic area for extra storage and low maintenance landscaped WEST backyard, there's even a garden to grow your own vegetables. Walk to trendy Marda Loop shops, schools, River Park and Glenmore Reservoir.