



**4407 Quentin Court SW
Calgary, Alberta**

MLS # A2161300



\$879,900

Division:	Garrison Woods		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,152 sq.ft.	Age:	2001 (23 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener, Insulated		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Lawn, Landscaped, Street Li		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home, Walk-In Closet(s)		

Inclusions: N/A

Welcome to Quentin Court located on a beautiful tree lined cul-de-sac in one of the most remarkable inner-city communities, Garrison Woods. This spectacular detached home is sure to impress by its picturesque curb appeal situated on a 39' x 112' lot with an impressive West facing backyard including a beautiful seating area for entertaining, an oversized custom shed, an insulated double detached garage and over 1,600 sq feet of developed living space. As you approach your new home, you will be elated by the bright and welcoming front porch elevated from the sidewalk, offering privacy and comfort. Upon entry, you are greeted by an open and inviting living room with a gas fireplace, dining room and hardwood floors throughout with an abundance of natural light. The charmingly renovated kitchen offers newer hardwood floors, granite countertops, newer cabinets, newer stainless-steel appliances, and an eat-up area. The main floor is complimented by a front entrance space with closet storage and an updated 2-piece bathroom. Upstairs, there is a total of 3 bedrooms, an updated 4-piece bathroom, a decorative nook overlooking the backyard and a large linen closet. The primary bedroom can be extended into one of the smaller bedrooms, allowing for more space with a walk-in closet. The fully finished basement offers carpet throughout and an open recreation space with room for seating, a bed and home office space. The basement also includes a large closet, storage, a new washer and dryer and an attractive 3-piece bathroom with tiled shower. This incredible home is gorgeously landscaped, offers mature trees, a beautiful garden and is perfect for a growing family. With easy access to downtown and being walking distance to some of the top-rated schools such as, Master's Academy, Lycée Louis international de Calgary (premier French bilingual

private school) and Clear Water Academy, the location can't be beat. Garrison Woods offers some amazing parks, playgrounds and pathways and is in the heart of Marda Loop, encompassing over 190 community-oriented shops, restaurants, and services. Book your private showing today.