



**4417 Quentin Court SW  
Calgary, Alberta**

**MLS # A2181716**



**\$899,900**

<b>Division:</b>	Garrison Woods		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,188 sq.ft.	<b>Age:</b>	2001 (23 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Street Lighting, Rectangular		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting		

**Inclusions:** Garden Shed, Hot Tub, Washer/Dryer in Basement

Located in Garrison Woods on a beautiful cul-de-sac; this three bedroom home has it all. The layout of this home is well thought out featuring a very functional kitchen overlooking the dining area. The living room is very spacious featuring built-in cabinetry. Hardwood flooring is throughout the house along with recessed lighting giving you that airy feeling of height; and you also have the convenience of upper floor laundry. This property has gone through numerous major upgrades and improvements over the years featuring central air conditioning for year round comfort; a new high efficiency furnace and hot water tank which is only two years old; new roof along with 12 KW solar panels was installed two years ago for energy efficiency and in the furnace room there is extra storage space for second pair of washer/dryer. The basement is fully developed with a separate entrance and is currently used for AIRBNB. Off the dining room you will walk onto a nice cedar deck with a hot tub; a great extension of living space in the summer. There is also a large covered front porch for you to enjoy a relaxing breakfast in the morning. The backyard is very private and has wonderful paving stones from the garage to the house and also features a small garden shed for extra storage. Garrison Woods is located near the Marda Loop shopping district known for its wonderful boutique shops and restaurants; and best of all only minutes into downtown and easy access to major roads in and out of the community. Be the first to view this wonderful home; call for your private viewing today.