

\$995,000 - 4068 Garrison Boulevard Sw, Calgary

MLS® #A2268212

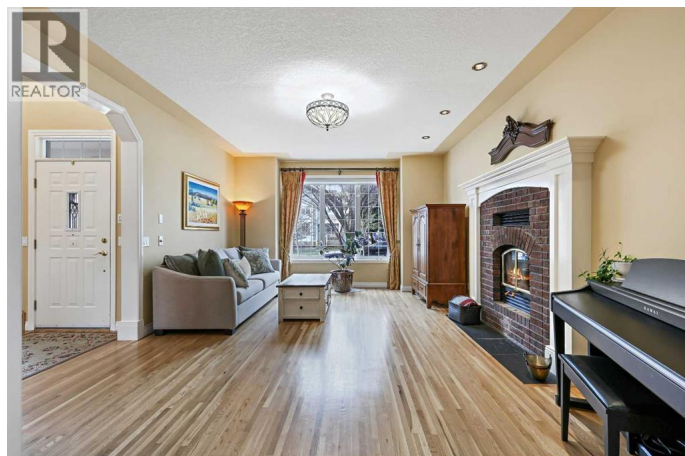
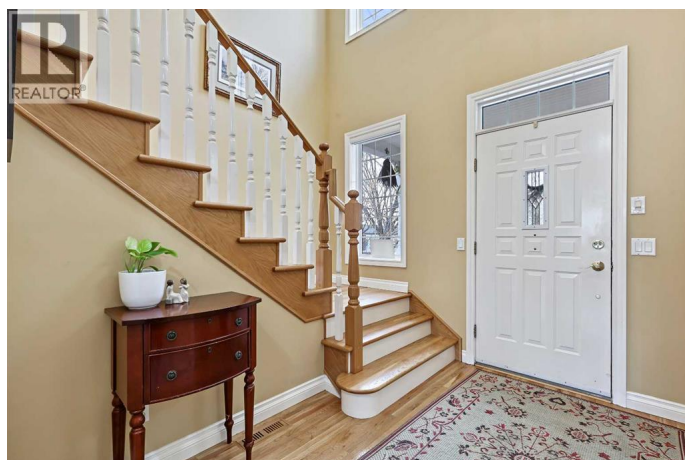
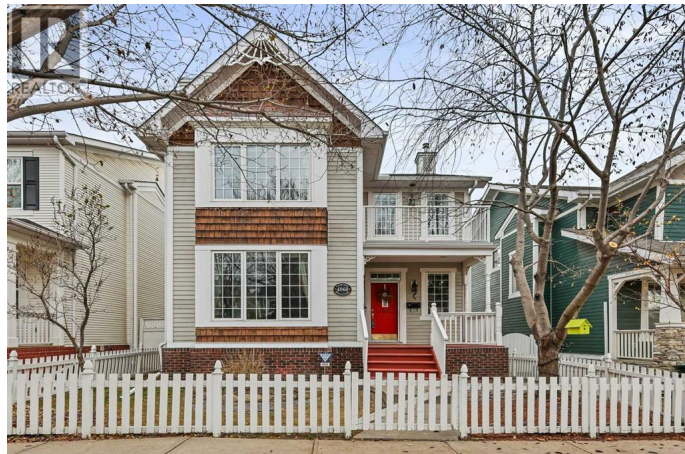
\$995,000

4 Bedroom, 4.00 Bathroom, 2,105 sqft

Single Family on 0.09 Acres

Garrison Woods, Calgary, Alberta

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 and a detached garage. Located just minutes from Marda Loop shopping, parks, top-rated schools (including Lycée 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! (id:6289)

Built in 2001

Essential Information

Listing #	A2268212
Price	\$995,000
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	2,105
Acres	0.09
Year Built	2001
Type	Single Family
Sub-Type	Freehold

Community Information

Address	4068 Garrison Boulevard Sw
Subdivision	Garrison Woods
City	Calgary
Province	Alberta
Postal Code	T2T6C1

Amenities

Amenities	Playground, Schools, Shopping
Features	See remarks, Back lane

Parking Spaces	2
Parking	Detached Garage
# of Garages	2

Interior

Appliances	Refrigerator, Range - Gas, Dishwasher, Microwave, Window Coverings, Washer & Dryer
Heating	Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Vinyl siding
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	Real Estate Professionals Inc.
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