



GRASSROOTS
REALTY GROUP

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4243 Passchendaele Road SW
Calgary, Alberta

MLS # A2231809



\$805,000

Division:	Garrison Woods		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,885 sq.ft.	Age:	2000 (25 yrs old)
Beds:	2	Baths:	2 full / 2 half
Garage:	Double Garage Detached		
Lot Size:	-		
Lot Feat:	Landscaped, Many Trees, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Stone	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 665
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, Open Floorplan		

Inclusions:	N/A
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Rare Offering in Flanders Passchendaele, Welcome to this architect-designed thoughtfully crafted with timeless, finishes, this unique home offers over 2,500 sq.ft. of living space across four levels. Upon entry, natural slate tile with inlaid granite detail sets the tone for the quality throughout. The open floor plan boasts 8' ceilings in the kitchen and dining areas, while the living room impresses with soaring vaulted ceilings up to 28', filling the space with natural light from three exposures. The gourmet kitchen features rich cherry shaker cabinetry, granite countertops, custom millwork, and a raised breakfast peninsula perfect for entertaining. A three sided fireplace separates the living and dining rooms, complemented by built-in shelving and an integrated sound system throughout the main, second floor, and basement. The oversized primary suite offers a huge walk-in closet, spa-like ensuite with soaker tub, steam shower, and private water closet. Upstairs, the mezzanine overlooks the main floor and serves as an ideal office, library, or plant haven, enhanced by custom European style railings. The third-floor loft with 11' ceilings includes a 3 piece bath and park views from charming dormer windows and Juliette balconies. The soundproofed basement with 9' ceilings offers incredible versatility and includes four large windows for future development. A private double detached garage completes the package. A must to see 24 hrs notice required. Showings maybe limited due to tenant.