



**GRASSROOTS**  
REALTY GROUP

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5566 Henwood Street SW  
Calgary, Alberta

MLS # A2249671



**\$999,999**

|           |                                       |        |                   |
|-----------|---------------------------------------|--------|-------------------|
| Division: | Garrison Green                        |        |                   |
| Type:     | Residential/House                     |        |                   |
| Style:    | 2 Storey                              |        |                   |
| Size:     | 2,495 sq.ft.                          | Age:   | 2004 (21 yrs old) |
| Beds:     | 5                                     | Baths: | 3 full / 1 half   |
| Garage:   | Double Garage Detached, Heated Garage |        |                   |
| Lot Size: | 0.11 Acre                             |        |                   |
| Lot Feat: | Back Lane, Corner Lot                 |        |                   |

|             |                                                        |            |                 |
|-------------|--------------------------------------------------------|------------|-----------------|
| Heating:    | Forced Air, Natural Gas                                | Water:     | -               |
| Floors:     | Carpet, Ceramic Tile, Hardwood                         | Sewer:     | -               |
| Roof:       | Asphalt Shingle                                        | Condo Fee: | -               |
| Basement:   | Finished, Full                                         | LLD:       | -               |
| Exterior:   | Stone, Stucco, Wood Frame                              | Zoning:    | DC (pre 1P2007) |
| Foundation: | Poured Concrete                                        | Utilities: | -               |
| Features:   | Double Vanity, Elevator, High Ceilings, Kitchen Island |            |                 |

|             |     |
|-------------|-----|
| Inclusions: | N/A |
|-------------|-----|

Welcome to this spacious 5-bedroom, 3.5-bath detached home in desirable Garrison Green, offering over 3,500 sq. ft. of developed living space on a sunny corner lot. The main floor showcases timeless hardwood floors, a bright open kitchen with stainless steel appliances, gas stove, range hood, and a large island perfect for entertaining. A formal dining room sets the stage for dinner parties, while the cozy living room with a gas fireplace and a breakfast nook with built-in desk and shelving provide both comfort and function. Step outside to enjoy a low-maintenance patio and backyard leading to the double detached garage. Upstairs, you’ll find three bedrooms, including a spacious primary retreat with walk-in closet and double vanities. The upper level also features a full bath, laundry, and convenient elevator access to all three floors, that’s right, an Elevator! The fully finished basement adds two more bedrooms, a full bath, and a generous rec room—ideal for family and guests. With close proximity to MRU, Currie Barracks, and just minutes to downtown, this home combines space, style, and convenience in a prime location.