



**42 Ypres Green SW
Calgary, Alberta**

MLS # A2252885

\$699,000



Division:	Garrison Woods	
Type:	Residential/Duplex	
Style:	2 Storey, Attached-Side by Side	
Size:	1,161 sq.ft.	Age: 2004 (22 yrs old)
Beds:	2	Baths: 3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Driveway, Garage Door Opener, Rea	
Lot Size:	0.07 Acre	
Lot Feat:	Back Lane, Brush, Corner Lot, Irregular Lot, Low Maintenance Landscape, St	

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		
Inclusions:	N/A		

Price reduced to \$699,000. Plus New High Efficiency Furnace with new humidifier and Honeywell thermostat, New Hot water Tank. New Dishwasher, 3 New windows facing at the Front Side and Newer Asphalt Shingle Roofing (2024) Welcome to this beautiful 2 storey, 2 bedrooms, both with walk-in-closet and ensuite bathroom fully finished home in Garrison Woods. Located close to the French school and a short walk to shopping or public transport. The exterior features poured sidewalks in the front and extensive custom decking in the back yard leading to the double garage. Natural hardwood flooring all through the main floor. Kitchen is highlighted by maple colour cabinets, stainless steel appliances and a gas fireplace in living room. The upper floor has two generous bedrooms, each with walk in closets and ensuite bathrooms. The lower level has a 3 pieces bathroom and huge family room, currently used as the home office with the remainder of the lower level could be used as an exercise area, a TV or recreation room. Well kept and neat as a pin this is a true pride of ownership home. **Newer roof 2024, New hot water tank 2025, New 3 windows at front facing.**