



GRASSROOTS
REALTY GROUP

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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
Floors:	Carpet, Ceramic Tile, Hardwood
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	No Animal Home, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

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.****