



**GRASSROOTS**

REALTY GROUP

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**14, 6 Scarpe Drive SW  
Calgary, Alberta**

**MLS # A2302189**



**\$750,000**

<b>Division:</b>	Garrison Woods		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,711 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, No Neighbours Behind		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 600
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** Alarm with no contract, doorbell camera, garage door opener with 1 remote.

A rare opportunity to own a fun, funky and truly beautiful three storey home in one of Calgary's most vibrant and walkable locations. Just steps from some of the city's best shops, restaurants, yoga studios and brew pubs, this is a home that blends character, comfort and convenience in all the right ways. As you enter, you are welcomed by bright open concept living spaces designed for both everyday living and entertaining. The dining area is perfectly positioned for memorable dinners with family and friends, while the kitchen offers a raised breakfast bar along with an abundance of cupboard and cabinet space. The living room features soaring ceilings, a cozy gas fireplace and an adorable reading nook that invites you to slow down and relax. From here, step outside to your fenced backyard with access to the double detached garage. The second level features a loft that is open to below, creating an airy and connected feel throughout the home. This flex space is ideal for a home office, playroom or library. You will also find a charming bedroom and a well appointed 4-piece bathroom on this level. The entire third floor is dedicated to the stunning primary retreat. With striking architectural design, this space feels both elevated and inviting. The walk-in closet is exceptionally generous and thoughtfully laid out to accommodate your wardrobe with ease. The 5-piece ensuite is just as impressive, offering a spa like experience to start and end your day. The basement has been cleverly designed to adapt to your needs. Currently set up as a family room and gym, it also has the potential to accommodate an additional bedroom if desired. Laundry is neatly tucked away in its own room under the stairs and there is a ton of storage space. Ensure you open up the closets to appreciate the custom built-ins. Set within a charming complex in a sought after

neighbourhood, this home offers the perfect balance of style, function and location.