



**135 Garrison Drive
Fort Macleod, Alberta**

MLS # A2304237



\$797,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,399 sq.ft.	Age:	2007 (19 yrs old)
Beds:	6	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.24 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Beamed Ceilings, Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Crown Molding, Double Vanity, French Door, High Ceilings, Kitchen Island, Pantry, Recessed Lighting, Storage, Tray Ceiling(s)

Inclusions: Fridge in Garage, Dishwasher in Wet Bar (not hooked up), Mini Fridge, Downstairs Stove, Back Granite Deck Table, Bench, BBQ, Tall Granite Table. 2 Wood Tables in Greenhouse

Impressive Fort Macleod home located within Garrison Estates overlooking the historic barracks with crisp mountain views and no neighbors behind! Step into the warm and welcoming front foyer where a hall leads to a luxurious living room with a central fireplace. Nearby, the kitchen offers plenty of cupboard storage, granite countertops, a corner pantry, and large central island with a breakfast bar. The main-floor primary bedroom provides a restful retreat, with a walk-in closet leading into a five-piece ensuite bath with a tub and steam shower. Down the hall, a laundry room with garage access, a bonus room, a four-piece bathroom, and two bedrooms complete the main floor layout. Above the garage, a 294 sq.ft. office offers the perfect spot to work from home, set up a play space, or create the hobby room of your dreams. On the lower level, the rec room features a corner fireplace and wet bar complete with a mini fridge and dishwasher. French doors lead into a fully wired media room with recessed lighting for movie nights with the whole family! A gym to one side and three more bedrooms down the hall with a five-piece bath located centrally make a convenient layout for holiday hosting. Outside, you'll be charmed by this home's landscaping, which includes stone pathways, concrete fence bases, underground sprinklers, trees, shrubs, and two greenhouses sure to be a hit with the green thumb in your family. With a covered deck complete with gorgeous prairie and access to the dining room, RV parking beside the property, and a double attached garage to store tools and vehicles safely, this home is sure to impress anyone with an eye for quality. If a beautiful home perfect for large families and entertainers sounds like the spot for you, give your REALTOR® a call and book a showing today!