



**GRASSROOTS**

REALTY GROUP

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**4324 Passchendaele Road SW  
Calgary, Alberta**

**MLS # A2307812**

**\$785,000**



|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Garrison Woods  |               |                   |
| <b>Type:</b>     | Residential/Duplex                                      |               |                   |
| <b>Style:</b>    | 2 Storey, Attached-Side by Side                         |               |                   |
| <b>Size:</b>     | 1,145 sq.ft.  | <b>Age:</b>   | 1999 (27 yrs old) |
| <b>Beds:</b>     | 2   | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Alley Access, Double Garage Detached, Garage Faces Rear |               |                   |
| <b>Lot Size:</b> | 0.08 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Landscaped                        |               |                   |

|                    |  |                   |      |
|--------------------|--|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas  | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood   | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full   | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame   | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows |                   |      |

**Inclusions:** N/A

Welcome to 4324 Passchendaele Road, smack dab in the middle of the idyllic-ness that is Garrison Woods. This home is spot on perfect. Starting with the walk up the front path, the curb appeal is awesome. The west facing front porch and the new front door set the stage for what's inside. Still hanging on to some of that original character, this one has seen a ton of upgrades over the years. It's in spectacular condition. As you come through the front door into the main living area, the coziness with the corner fireplace hits you. All the light coming through the big windows in the kitchen and dining area at the back of the house keep it nice and bright, and the remodelled kitchen with newer cabinets, backsplash, and quartz counters is pristine. There is even a magnetic wall for all your notes and lists! A renovated 2 piece bath rounds out the main floor. Upstairs, there is a loft area which would be perfect for a small office, or a kids play area. The main bath has been renovated, and two large bedrooms with the renovated primary full ensuite round out the upstairs. The basement is fully developed, and adds an extra family room to the mix. Outside, a well organized double garage with lots of storage is a bonus, and the backyard with its patio, and fire pit area are perfect for the summer nights (which are almost here)! Other updates and upgrades include a new roof in 2023, new siding in 2023, and new exterior doors in late 2024. It really is a fantastic house, and it won't last long. Just around the corner from Masters Academy, and a couple of blocks from My Favourite Ice Cream, the location is dynamite. To see our 360 tour, floor plans, and extra information, click the links below.