



**5542 Henwood Street SW
Calgary, Alberta**

MLS # A2308400



\$1,049,000

Division:	Garrison Green		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,305 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Additional Parking, Alley Access, Double Garage Detached, On Street, See R		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Rectangular Lot, See Remarks, Treed		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), French Door, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry		

Inclusions: TV wall mounts, shed in the back yard, garage door controls, property keys, underground sprinkler system/controls, stereo receiver for speakers in basement, work bench in garage, extra flooring and paint and any manuals available,

Welcome to this meticulously maintained home in sought-after Garrison Green, a family-friendly inner-city enclave with quick access to downtown and an easy route west to the mountains. Enjoy an exceptional outdoor lifestyle just steps to Weaselhead Flats, River Park (off-leash), the Elbow River and North Glenmore Park. Designed for elevated everyday living, the chef's kitchen features a premium appliance package including Sub-Zero, Viking and Miele. The home offers three fully finished levels with four bedrooms and beautifully appointed gathering spaces, including a family room with gas fireplace and a lower level with an additional gas fireplace. Retreat to the primary suite with a spa-inspired ensuite featuring a jetted tub, and unwind outdoors on the newer rear deck surrounded by mature, treed landscaping with evening sun. Added comforts include radon mitigation, drinking water filtration and a water softener, plus a double detached garage and ample street parking. Move-in ready and impeccably presented in one of Calgary's most desirable communities.