



**GRASSROOTS**

REALTY GROUP

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**122 Ypres Green SW  
Calgary, Alberta**

**MLS # A2312644**



**\$899,900**

<b>Division:</b>	Garrison Woods		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,855 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Rectangular Lot		

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

**Features:** Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s), Wired for Sound

**Inclusions:** None

Exceptional value in a premier inner-city location. This beautifully maintained detached home is set in the historic community of Garrison Woods, offering a rare blend of walkability, privacy, and modern updates. Enjoy being within walking distance to respected schools including Lyc&eacute;e Louis Pasteur and Masters Academy & College, as well as the shops, caf&eacute;s, and acclaimed dining of Marda Loop. A nearby pathway provides convenient access to Safeway and Starbucks in this highly pedestrian-friendly neighbourhood. The property features no rear neighbours and a sunny west-facing backyard, creating a private setting ideal for indoor-outdoor living. Roof shingles were replaced in October 2023. The freshly painted interior is enhanced by engineered hardwood flooring, new carpet in 2024, and numerous recent mechanical upgrades, including a high-efficiency furnace, air conditioner, hot water tank, water softener. The main floor offers a welcoming living room with a gas fireplace overlooking the front yard, along with a versatile den suitable for a home office or playroom. The well-appointed kitchen combines style and function with quartz countertops, white shaker cabinetry with under lighting, subway tile backsplash, stainless steel appliances, a Miele dishwasher, large pantry, and central breakfast bar. The adjacent dining area features designer lighting and pleasant backyard views, providing an elegant space for entertaining. Upstairs, the spacious primary suite accommodates king-sized furnishings and includes a custom walk-in closet and a well-designed ensuite with dual sinks, a deep soaker tub, and a separate shower. Two additional bedrooms share convenient Jack-and-Jill access to the main bathroom. The finished basement expands the living space with 10feet high ceiling, a generous recreation room and second fireplace, a fourth bedroom, full

bathroom, and laundry area. Outdoor living is equally impressive with a west-facing backyard that includes a large ground-level deck with gas line for barbecuing and an extra-deep lawn for children and pets. The insulated double detached garage offers built-in shelving and ample storage solutions. This family-oriented community, known for its green spaces and connection to Calgary's history, provides an exceptional balance of recreation and urban convenience. A refined home in a truly outstanding location.