



**GRASSROOTS**  
REALTY GROUP

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**135 Garrison Drive  
Fort Macleod, Alberta**

**MLS # A2315992**



**\$719,500**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	2,314 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3
<b>Garage:</b>	Alley Access, Concrete Driveway, Double Garage Attached, Front Drive, Gara		
<b>Lot Size:</b>	0.24 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Backs on to Park/Green Space, Few Trees, Front Yar		

<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>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Mixed, Stone	<b>Zoning:</b>	R
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Wet Bar		

**Inclusions:** In Garage: Garage door openers with remotes (2), Fridge. In basement: Dishwasher (not hooked up), Mini Fridge, Stove, Deep Freezer, Central Vac & attachments. Main Floor: Microwave, Fridge, Stove, Washer, Dryer. Deck: Black galaxy granite table, Yellow wrought iron bench, Wheeled granite table, Barbeque, South Greenhouse: 2 Maple Hardwood Tables with removable protective covers

A Masterpiece of Luxury & Function in Garrison Estates! Offering 4,658 sq. ft. of finished living space (full sq. ft incl. the loft). This impressive Fort Macleod residence offers an unparalleled lifestyle, backing onto no neighbors and showcasing crisp, panoramic mountain views over the historic barracks. From the moment you step into the warm, welcoming foyer, the quality of craftsmanship is undeniable. The sprawling main floor flows effortlessly into a luxurious living room centered around a cozy fireplace. Nearby, the gourmet kitchen is everyone's dream, boasting premium granite countertops, rich cabinetry, a corner pantry, and a massive central island with a breakfast bar that opens to the dining area. The main-floor primary retreat serves as your private oasis, featuring a spacious walk-in closet and a spa-like 5-piece ensuite complete with a deep soaking tub and a custom steam shower. The main floor layout is thoughtfully completed by two additional spacious bedrooms, a 4-piece bathroom, a flexible bonus room, and a dedicated laundry room with direct access to the double attached garage. Escape to the private 287 sq. ft. loft above the garage—an ideal sanctuary for a professional home office, executive hobby room, or kids' play space. The fully finished lower level is the ultimate entertainment hub, featuring a massive rec room with a second corner fireplace and a fully equipped wet bar. Double French doors open into a fully wired, theater-style media room with recessed lighting, perfect for family movie nights. A dedicated home gym, three additional lower-level bedrooms, and a central 5-piece bathroom make this basement layout absolutely perfect for hosting holiday guests. The exterior is an extension of the luxury within, boasting meticulous landscaping, elegant stone pathways, durable concrete fence bases, gated and concrete RV parking, mature trees,

and a full underground sprinkler system. Garden enthusiasts will fall in love with two on-site greenhouses! Enjoy endless prairie sunsets from the comfort of your covered back deck, and take advantage of the ample parking with a double attached garage and a dedicated side RV parking pad. Don't miss the chance to own this rare combination of space, view, and unmatched quality.