



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**78 Ypres Green SW
Calgary, Alberta**

MLS # A2316254



\$880,000

Division:	Garrison Woods		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,809 sq.ft.	Age:	2004 (22 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Front Yard, Garden, Landscaped, Low Maintenance Landscape, M		

Heating:	Exhaust Fan, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Shingle Siding, Stone	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, Central Vacuum, Chandelier, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s), Wired for Sound		
Inclusions:	N/A		

Welcome to Garrison Woods, where mature trees, quiet streets, and an exceptional inner city location create a setting buyers love. This beautifully maintained 2 storey home offers over 2,600 sq ft of developed living space, 4 bedrooms, 3.5 bathrooms, a finished basement, and a private yard with no neighbours behind. The main floor feels warm and inviting with hardwood flooring, high ceilings, and a spacious living room anchored by a gas fireplace. The kitchen features quartz countertops, a gas range, a large island with breakfast bar, pantry storage, and plenty of space for everyday cooking or hosting. A dedicated main floor office adds valuable flexibility, while main floor laundry keeps day to day living simple. Upstairs, the spacious primary bedroom includes a walk in closet and a well appointed ensuite with a soaking tub and separate shower. Two additional bedrooms and a full bathroom complete the upper level. The finished basement adds a large game room, fourth bedroom, full bathroom, bar area, and extra storage, making it a great space for guests, teens, hobbies, or movie nights. Outside, enjoy a landscaped yard with mature trees, a patio, BBQ gas line, garden space, and a detached double garage. Located minutes from Marda Loop, Sandy Beach, Mount Royal University, parks, pathways, shops, restaurants, and downtown Calgary, this home delivers comfort, convenience, and community in one thoughtful package. Schedule your private showing today.