



**4243 Passchendaele Road SW  
Calgary, Alberta**

**MLS # A2319204**



**\$760,000**

<b>Division:</b>	Garrison Woods		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,885 sq.ft.	<b>Age:</b>	2000 (26 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Backs on to Park/Green Space, Beach, Landscaped, Many Trees		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Stone, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 800
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame	<b>Zoning:</b>	M-CG d30
<b>Foundation:</b>	Pillar/Post/Pier, Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, Jetted Tub, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** None

These Townhomes don't come up for sale often. Flanders Passchendaele, every unit is different, as the builder Sandalwood Developments allowed for an abundance of customization. This custom designed home offers an open design concept with vaulted ceilings in kitchen and dining area, while a portion of the living room has vaulted ceilings stretching from the main floor to the third level. The home has an abundance of windows, boasting north, east, and south exposures. The large kitchen has cherry timeless shaker style cabinets, and the east wall is clad in custom designed millwork providing an abundance of storage, as well as a raised counter peninsula for a casual dining experience. The dining room and living room are separated with a three-sided fireplace, capped with granite, and custom shelving for your stereo equipment. The integrated sound system has ceiling speakers throughout the main, second floor and basement. The Primary bedroom features a huge walk-in closet complete with window and a door that is wired with lights. The laundry is conveniently located off the hallway next to the master bedroom closet. The ensuite has a soaker tub, oversized shower that doubles as a steam room. The mezzanine has ornate custom metal railings. The third-floor loft with vaulted ceilings can be used as an office, bedroom, or bonus room, complete with three-piece bathroom. Dormer windows with views of the park, there are Juliette balconies overlooking south courtyard and vaulted ceiling. The professionally developed basement has vaulted ceilings. Private Double Detached Garage at rear, and street parking in front of unit. Call today to View!!