



4421 Quentin Court SW
Calgary, Alberta

MLS # A2320563



\$725,000

Division:	Garrison Woods		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,122 sq.ft.	Age:	2000 (26 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Landscaped, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Ikea closet in bedroom

Nestled on a wonderfully quiet street in the highly desirable community of Garrison Woods, this beautiful home offers the perfect blend of style, comfort, and effortless urban living with easy access to premier schools, Crowchild Trail, and the vibrant shops of Mission. The main floor welcomes you with rich oak hardwood flooring throughout and a smartly designed front kitchen that boasts timeless maple cabinets, sleek stainless steel appliances, a gas stove with a hood fan, and an elegant combination of laminate perimeter countertops paired with a unique concrete top on the central island. Upstairs, you will find three comfortable bedrooms—including one outfitted with functional IKEA closet organizers—and a relaxing four-piece bathroom complete with a luxurious jetted tub. The finished basement expands your living space with a cozy family room, a practical laundry room with durable laminate flooring, and a three-piece bathroom featuring the added luxury of a heated tile floor. Step outside into your private backyard oasis, where an ultra-low-maintenance lifestyle awaits thanks to pristine synthetic grass and a beautiful deck built in 2021 that leads to a convenient double detached garage.