



113 Ypres Green SW
Calgary, Alberta

MLS # A2323191



\$1,699,900

Division:	Garrison Woods		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,238 sq.ft.	Age:	2003 (23 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Level, Rectangular Lot, Street Light		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Skylight(s), Smart Home, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Wired for Data, Wired for Sound

Inclusions: Pro-slat garage storage system, garage heater.

OH | Saturday & Sunday | June 27 & 28 | 2-4:30pm From its charming curb appeal to the gorgeous interior, this beautiful property offers the ultimate family lifestyle in the heart of highly desirable Garrison Woods. The bright main floor includes a formal dining room and an open-concept kitchen equipped with a quartz island, a five-burner gas stove, and wine fridge. Adjacent to the kitchen is a casual dining area and a living room centred around a feature fireplace. The entire main floor underwent a complete renovation in 2020. The upper level is configured for family living, featuring a central bonus room illuminated by skylights. Two bedrooms share a full family washroom, while the primary retreat offers a panelled feature wall, a walk-in closet with custom California Closets storage system, and a spa-like ensuite with in-floor heating, double sinks, shower, and a stand-alone soaker tub. The upper bathrooms were newly updated in 2025. The fully finished, carpeted lower level offers a versatile layout ideal for a home theatre or recreation room. Behind elegant French doors, this level adds an extra bedroom with a walk-in closet. An additional full bathroom completes the lower level. Exterior assets include a composite deck installed in 2022, complete with integrated railing lights and under-deck storage. Professional landscaping with zoned irrigation system was completed in 2021 & 2024. The two car garage is well insulated with spray foam, a heater and sturdy Pro-slat storage system. Key mechanical and structural upgrades include new roofing as well as a new furnace, hot water tank, water softener, and air conditioner (2020). The property is situated in the highly walkable neighbourhood of Garrison Woods, providing immediate access to playgrounds, boutique shops, local amenities, and top-tier schools. The location offers a convenient workday commute, sitting just

minutes from downtown Calgary with swift access to major transportation routes. Immaculately cared for and move-in ready, this dream home is ready for your family's next chapter.