



GRASSROOTS
REALTY GROUP

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**2987 Peacekeepers Way SW
Calgary, Alberta**

MLS # A2325130



\$739,900

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Garrison Green | | |
| Type: | Residential/Five Plus | | |
| Style: | 3 (or more) Storey | | |
| Size: | 2,181 sq.ft. | Age: | 2007 (19 yrs old) |
| Beds: | 3 | Baths: | 3 full / 1 half |
| Garage: | Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces | | |
| Lot Size: | - | | |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Interior Lot, Lawn, Level, Low Maintenance | | |

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|--------------------|--|-------------------|----------|
| Heating: | Fireplace(s), Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 527 |
| Basement: | Full | LLD: | - |
| Exterior: | Brick, Concrete, Wood Frame | Zoning: | M-CG d44 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, See Remarks, Smart Home, Storage, Track Lighting, Vinyl Windows, Wired for Data, Wired for Sound | | |
| Inclusions: | AV Rack | | |

This smart, fully connected townhome sits in Garrison Green, one of Calgary's most sought-after inner-city communities, built on the historic grounds of the former Canadian Forces Base Calgary. Lighting is circadian and mood-based, with motion sensors at key locations triggering automatic illumination, plus full custom lighting control: flip one switch to shut off every light in the home on your way out, or every light in a room as you leave it. Movie night happens in a true 9.2 Atmos home theatre, with a power retractable 120" cinema-quality screen, 4K projector, 9 speakers, and dual 12" subwoofers, finished off with a wet bar for movie nights and a hidden murphy bed that tucks away for overnight guests. Built-in speakers carry the sound through the basement and main floor, and the living room is pre-wired for more. A commercial-grade network with wired access points on every floor delivers flawless 5GHz wifi throughout, all run through a centralized A/V rack that keeps the theatre, network, and control wiring neatly out of sight. Comfort is just as dialed in, with a Gradient Thermal system combining space heating and on-demand hot water in one compact, energy-efficient unit. Even the bathroom fans are smart, sensing humidity and switching on and off on their own rather than running on a basic timer. Beyond the tech: 3 bedrooms, 3.5 baths, and 2,180.99 sq ft across three above-grade levels, plus a finished basement, behind a classic brick exterior. On the second level, the bonus room comes with a built-in desk already in place, the perfect workspace for a home office, study nook, or homework station. The primary suite has the entire top floor to itself, a bright retreat lit by three dormer windows, with room enough for its own sitting area, office, or media nook, a generous walk-in closet, and a 5-piece ensuite with the same circadian mood lighting carried through. The

gourmet kitchen offers granite counters, a gas cooktop and built-in wall oven, and a double detached garage completes the package, all in a quiet, family-friendly pocket near parks, playgrounds and shopping. Book your private showing today, before this one is gone.