



GRASSROOTS
REALTY GROUP

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20, 6 Scarpe Drive SW
Calgary, Alberta

MLS # A2330411



\$825,000

Division:	Garrison Woods		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,936 sq.ft.	Age:	2004 (22 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	-		
Lot Feat:	Landscaped, Level		

Heating: Forced Air, Natural Gas

Floors: Carpet, Hardwood, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Stone, Stucco, Wood Frame

Foundation: Poured Concrete

Features: Bookcases, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Quartz Counters, Recessed Lighting, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: n/a

Water: -

Sewer: -

Condo Fee: \$ 600

LLD: -

Zoning: DC (pre 1P2007)

Utilities: -

**** Open House, Sat, July 25, 2-4pm **** Fully transformed top-to-bottom with high-end modern design, this 1,936 sq ft Garrison Woods townhome stands out as one of the finest, most elevated properties in the Sanctuary Woods complex. The open-concept main level features a chef's kitchen that centres around a massive 10-foot quartz waterfall island, framed by full-height cream cabinetry and stainless-steel appliances, seamlessly flowing into the dining area and sunny rear living room. A discreetly located main floor powder room completes the level alongside plank hardwood, clean lines, and custom-matched built-in storage. The top level is dedicated entirely to a private primary retreat featuring vaulted ceilings, a large walk-in closet, and a 5-piece spa ensuite with a freestanding soaker tub and glass shower. Two additional bedrooms, a full bath, and a laundry room occupy the second level, while the developed basement adds a flexible recreation space, a fourth bathroom, and excellent storage. Step outside to a private, fenced west-facing terrace with immediate access to your double garage. Unbeatable location with Marda Loop's top-rated restaurants, boutique shopping, cafes, and transit all within an easy walk. Call today to schedule your private showing.