



GRASSROOTS
REALTY GROUP

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6 Ypres Green SW
Calgary, Alberta

MLS # A2347078



\$700,000

Division:	Garrison Woods		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,145 sq.ft.	Age:	2002 (24 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air
Floors:	Carpet, Hardwood
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	Open Floorplan, See Remarks, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: Underground Sprinklers

Welcome to the heart of Garrison Woods. This updated home sits on a desirable corner lot, offering added privacy, extra natural light, and a large private backyard. The sun-filled, south-facing living room is anchored by a gas fireplace and custom built-in shelving. The kitchen has been opened up to let in even more light and features granite countertops, abundant cupboard space, stainless steel appliances, an induction stove, and a new dishwasher. There is ample room for a full-size dining table overlooking the backyard, and a main floor powder room completes the level. Upstairs, the spacious primary bedroom overlooks the backyard and includes a walk-in closet and a three-piece ensuite with heated floors (new control panel). A second generous bedroom with its own walk-in closet and an additional full bathroom complete the upper level. The developed lower level offers a great room with a gas fireplace and a separate area ideal for a gym or home office. New washer and dryer. Outside, the beautifully landscaped backyard blends patio space and lawn, perfect for entertaining. An insulated double detached garage sits off the extra-wide paved alley. Just two houses from a fantastic kids' park, this is a wonderful opportunity to move in and enjoy a bright, welcoming home in one of Calgary's most sought-after communities.