



GRASSROOTS
REALTY GROUP

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2223 Glenwood Drive SW
Calgary, Alberta

MLS # A2347686



\$1,799,900

Division:	Glendale		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,607 sq.ft.	Age:	2018 (8 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Oversized		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Landscap		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage

Inclusions: All drapes, shed in the back yard.

OPEN HOUSE SATURDAY, SEPTEMBER 26TH & SUNDAY, SEPTEMBER 27TH FROM 1-4 PM BOTH DAYS. Welcome to this thoughtfully designed home situated on a 57' x 100' lot - offering over 2,600 sq. ft. of above-grade living space with 4+1 BEDROOMS, plus a fully developed basement and an impressive OVERSIZED DOUBLE GARAGE. Soaring 9' ceilings on every floor, 8' doors throughout, and bold architectural details create an impressive sense of scale and sophistication from the moment you enter. The main floor offers an inviting sense of space with a generous foyer, spacious dining area, well-appointed kitchen, and a large living room featuring a fireplace and dramatic open-to-below design. A convenient 2-piece bathroom and expansive mudroom add excellent everyday functionality. Upstairs, the impressive primary retreat features a spacious bedroom, large walk-in closet and luxurious 5-piece ensuite. Three additional generously sized bedrooms provide excellent flexibility for family, guests or a home office, complemented by a well-appointed 5-piece bathroom and dedicated laundry room. The fully developed basement extends the living space with a massive 562 sq. ft. recreation room, additional bedroom, 3-piece bathroom, storage and utility space—ideal for movie nights, games, guests or a comfortable secondary living area. Perfectly positioned on a sunny south-backing lot, the beautifully landscaped yard provides a wonderful outdoor extension of the home with a charming storage shed perfect for all the extras. Completing the property is an OVERSIZED DOUBLE ATTACHED GARAGE offering exceptional room for vehicles, storage and recreational equipment. Located in the established community of Glendale, this home is close to schools, parks, pathways, Optimist Athletic Park, community recreation,

shopping and everyday amenities, with convenient access to the the community of Westbrook. Glendale's mature neighbourhood setting and proximity to major west Calgary amenities provide an exceptional balance of residential comfort and urban convenience.