



GRASSROOTS
REALTY GROUP

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2952 Peacekeepers Way SW
Calgary, Alberta

MLS # A2348954



\$699,900

Division:	Garrison Green		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,852 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 381
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Open Floorplan, Recessed Lighting, Soaking Tub, Walk-In Closet(s)		
Inclusions:	None		

OPEN HOUSE SATURDAY, OCTOBER 3RD AT 2-4 PM!! Beautifully updated 3+1 bedroom townhome in Garrison Green offering over 2700 sq ft of living space. The open & airy main level presents newly refinished hardwood floors, showcasing a spacious living room that's anchored by an updated tiled feature fireplace that's open to the dining area providing ample space for hosting family & friends. The updated kitchen is tastefully finished with new quartz counter tops & tile backsplash, eating bar, plenty of storage space (including pantry) & stainless steel appliances, including a newer dishwasher. The second level hosts 3 bedrooms, 4 piece main bath & convenient laundry facilities with nearly new washer & dryer. The primary bedroom boasts a generously sized walk-in closet & private 4 piece ensuite with relaxing soaker tub & separate shower. Basement development extends the living space with a roomy family/recreation room, fourth bedroom & 4 piece bath. Other notable features include new carpet on the upper floor & basement, refreshed painting, wallpaper accents, central vacuum system, central air conditioning, a new furnace & hot water tank in 2022 & new roofs were installed by the condo corporation. The FENCED PRIVATE YARD is perfect for relaxing afternoons or outdoor entertaining & the double detached garage is large enough to fit two SUV's. This stylish townhome is conveniently located close to MRU, schools, shopping, public transit & has easy access to Glenmore & Crowchild Trails.