



GRASSROOTS
REALTY GROUP

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87 Couture Crescent SW
Calgary, Alberta

MLS # A2352885

\$850,000

Division:	Garrison Green		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,874 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding , Brick, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, Kitchen Island		

Inclusions: n/a

Settle into Garrison Green. This four-bedroom home offers over 2,600 sq. ft. of developed living space, combining comfortable everyday living with extensive improvements inside and out. Large windows bring natural light into the main floor, where maple hardwood floors and a wood-burning fireplace create a warm, welcoming setting. The kitchen features white cabinetry, stainless steel appliances, generous storage, and a practical layout that works just as well for a busy weekday as it does for having friends over. Upstairs, spacious bedrooms and second-floor laundry make daily routines easier. The primary bedroom includes its own four-piece ensuite. Downstairs, the developed basement adds flexible space for movie nights, hobbies, a home office, or guests. Outside, a composite deck and low-maintenance outdoor space offer room to relax or entertain. A double detached garage and stamped concrete two-car parking pad provide plenty of parking options. With the major work done, this thoughtfully updated home is ready for its next chapter in Garrison Green.