



118 Amiens Crescent Calgary Alberta

\$970,000

Introducing an exceptional family home in the sought-after Garrison Woods community that combines luxury and convenience. This stunning property features four spacious bedrooms and three and a half bathrooms. The home boasts a cozy wood-burning fireplace with numerous upgrades which include Hardie Board siding, triple pane windows, new roofing and a developed basement. The interior has a beautifully refurbished kitchen equipped with new state-of-the-art appliances, granite countertops, and designer lighting. Additional amenities include a new furnace with humidifier, air conditioning, and California Closets built-in systems. Step outside to a West-facing large backyard complete with a retractable awning over the deck, a hot tub and a new privacy fence making it perfect for outdoor gatherings. The property also includes a two-car garage. Ideally located, it is within walking distance to top schools including Lycee International de Calgary, Masters Academy, Central Memorial High School, Bishop Carroll High School, and Ecole Sainte Marguerite de Bourgeoys. Several beautiful parks are nearby, as are the shops and restaurants of Marda Loop, (Glenmore Athletic Park, Sandy Beach, River Park Off Leash Dog Park,) and many other fitness and recreational facilities. It is a short drive to downtown and access to the Ring Road is also minutes away. This home is beautifully appointed and offers practicality for daily living. Don't miss out on a fantastic opportunity! (id:6769)

Primary Bedroom 11.17 Ft x 14.83 Ft	Laundry room 10.33 Ft x 11.17 Ft
Bedroom 10.33 Ft x 16.67 Ft	Storage 10.75 Ft x 7.75 Ft
Bedroom 13.83 Ft x 12.42 Ft	Furnace 3.00 Ft x 4.58 Ft
3pc Bathroom 7.00 Ft x 6.25 Ft	Living room 13.67 Ft x 21.08 Ft
4pc Bathroom 7.00 Ft x 5.00 Ft	Dining room 11.17 Ft x 12.08 Ft
Recreational, Games room 18.50 Ft x 17.33 Ft	Kitchen 11.17 Ft x 9.92 Ft
Bedroom 10.25 Ft x 9.50 Ft	Foyer 12.17 Ft x 8.00 Ft
4pc Bathroom 5.17 Ft x 8.17 Ft	2pc Bathroom 4.17 Ft x 5.00 Ft

Listing Presented By:



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