



# 11 Scarpe Drive Calgary Alberta

\$779,900

PLEASE VISIT MULTIMEDIA LINK FOR FULL DETAILS & FLOORPLANS! This is a beautifully appointed 4-bed, 3.5-bath, 3-storey townhome in Sanctuary Wood, located in the heart of Garrison Woods. Offering care-free condo living with reasonable fees in a well-maintained complex that backs onto a lush green space and is just a few blocks from the shops, amenities, and restaurants in Marda Loop! The main floor features an open-concept layout w/ engineered hardwood flooring. The formal front dining area boasts a large window and plenty of space for full-sized furniture. The central kitchen offers quartz countertops, a tile backsplash, a central island, a silgranite dual basin sink w/ garburator, and stainless steel appliances, including a side-by-side fridge/freezer with a water and ice dispenser, a dishwasher, and an electric stove. Adjacent to the kitchen, the spacious living room features a gas fireplace that leads to a massive, fenced-off back deck, perfect for outdoor entertaining w/ a gas line for a BBQ and views of mature trees and a green space! A 2-piece powder room completes the main floor. The 2nd floor hosts two large bedrooms connected by a Jack and Jill bathroom featuring an extended vanity, a drop-in jetted soaker tub, and a stand-up shower. Additionally, a laundry closet w/ a full-sized Samsung stacked washer and dryer plus a hallway closet provides more convenient storage. The primary suite occupies the entire third floor, offering a private retreat w/ a sitting area, a large walk-in closet, and a luxurious 5-piece ensuite bathroom w/ vaulted ceilings, dual vanities, a drop-in jetted soaker tub, a water closet, and a stand-up shower. The basement level includes a formal guest bedroom w/ an ensuite 3-piece bathroom, an oversized attached single garage w/ ample storage, and a mechanical room. The home is also equipped w/ a heat recovery ventilation (HRV) unit and...

Bedroom 13.08 Ft x 12.92 Ft

Bedroom 15.25 Ft x 11.67 Ft

4pc Bathroom Measurements not available

Primary Bedroom 22.75 Ft x 11.50 Ft

5pc Bathroom Measurements not available

Bedroom 14.42 Ft x 12.33 Ft

3pc Bathroom Measurements not available

Living room 15.17 Ft x 12.50 Ft

Kitchen 14.92 Ft x 7.67 Ft

Dining room 13.67 Ft x 8.08 Ft

2pc Bathroom Measurements not available

Listing Presented By:



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