

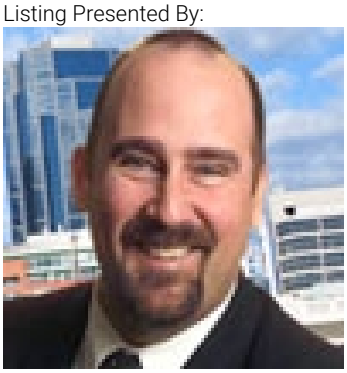
113 Ypres Green Calgary Alberta

$1,449,900

Welcome to 113 Ypres Green SW, a beautifully updated family home in the heart of Garrison Woods, one of Calgary's most desirable inner-city communities. Set on a charming tree-lined street, this residence blends timeless character, thoughtful renovations and exceptional access to parks, schools, shopping and the vibrant Marda Loop district.Offering 2,238 sq. ft. above grade plus a fully developed lower level, the home features 4 bedrooms, 3.5 bathrooms, two gas fireplaces, central air conditioning and a detached double garage. Inside, warm hardwood flooring, high ceilings and abundant natural light create an inviting, refined atmosphere. The spacious living room is anchored by a gas fireplace and flows naturally into the dining area, making the main floor ideal for relaxed family living and elegant entertaining.The beautifully renovated white kitchen is the heart of the home, featuring quartz countertops, a large centre island, extensive cabinetry, gas cooking, stainless steel appliances, wine refrigerator, recessed lighting and sophisticated brass accents. A main-floor laundry room and powder room add everyday convenience. Upstairs, the spacious primary suite offers a large walk-in closet and impressive five-piece ensuite. Two additional bedrooms, a full bathroom and a versatile bonus room provide flexibility for families, a home office or quiet retreat. The fully developed lower level adds valuable living space with a large recreation and games room, second gas fireplace, additional bedroom and three-piece bathroom, ideal for guests, teenagers, fitness or media space. Outside, enjoy a private fenced and treed yard with deck and patio areas, irrigation, rear-lane access and a heated double detached garage with ProSlat storage. Smart-home features, wired sound and data, central air conditioning and excellent storage complete the package. Garrison Woods is loved for...

Recreational, Games room 25.75 Ft x 15.83 Ft
Bedroom 14.17 Ft x 9.92 Ft
3pc Bathroom 9.50 Ft x 7.00 Ft
Furnace 17.83 Ft x 14.08 Ft
Living room 18.08 Ft x 16.00 Ft
Dining room 16.50 Ft x 12.17 Ft
2pc Bathroom 10.42 Ft x 3.17 Ft
Bonus Room 16.58 Ft x 9.08 Ft
Primary Bedroom 16.17 Ft x 13.92 Ft
5pc Bathroom 15.50 Ft x 11.67 Ft
Other 8.83 Ft x 7.08 Ft
Bedroom 11.08 Ft x 10.08 Ft

Listing Presented By:



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RE/MAX Realty Professionals

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Kitchen 16.00 Ft x 8.92 Ft

Breakfast 10.08 Ft x 6.00 Ft

Laundry room 8.67 Ft x 5.58 Ft

Bedroom 12.67 Ft x 10.25 Ft

4pc Bathroom 8.67 Ft x 5.00 Ft