



24 Ypres Mews Calgary Alberta

\$998,000

One-of-a-Kind Townhouse in Garrison Woods - No Condo Fees! Price just reduced. Welcome to this exceptional 3-storey townhouse, ideally located in the heart of the vibrant Garrison Woods community. Positioned directly on a park and adjacent to the Lycee international de Calgary French school, this home offers the perfect blend of style, comfort, and convenience - with no condo fees! Extensively upgraded Interior: The middle unit has been thoroughly upgraded with high-end finishes and thoughtful touches throughout. A Chef's Kitchen: Marble countertops, classic subway tile backsplash, gas cooktop, built-in oven, New French door refrigerator, corner pantry, and roll-out drawers in all cupboards. A unique, freshly serviced water feature enhances the island. The living room has dark satined hardwood floors and a marble-faced gas fireplace to give you a cozy spacious layout. A spacious dining room provides a great space for hosting and entertaining. Oversized Primary Suite 17x17 with private balcony overlooking the park. The large walk-in closet includes custom built-ins. A Spa-Inspired Ensuite with Marble galore; countertops, marble-surround jetted tub, and custom shelving. Two Additional large Bedrooms with newer carpet and premium 10 lb. underlay for a soft, cozy feel. Convenient second floor Laundry: Newer front-load washer/dryer with additional built-ins for storage. The third floor makes a versatile Bonus Room with lots of built ins and dormers. This floor is accessed via a unique eclectic door and leads to this Egyptian-themed room. Another Marble finished bathroom, Built-in desk (ideal for home office), extensive closets and built-ins. Potential for a fourth bedroom or primary suite. The lower level is finished with fir from a grain elevator with a 10 foot long steam shower, built in bookcases, a walk in closet, and storage. The Furnace and Hot water are N...

Primary Bedroom 17.42 Ft x 17.08 Ft

Bedroom 10.92 Ft x 17.00 Ft

Bedroom 11.08 Ft x 10.25 Ft

5pc Bathroom 9.08 Ft x 8.25 Ft

4pc Bathroom 9.33 Ft x 4.92 Ft

Other 8.42 Ft x 7.75 Ft

Recreational, Games room 19.83 Ft x 17.08 Ft

4pc Bathroom 13.67 Ft x 9.92 Ft

Storage 13.67 Ft x 6.33 Ft

Living room 21.00 Ft x 10.92 Ft

Dining room 18.00 Ft x 11.42 Ft

Kitchen 18.00 Ft x 9.33 Ft

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Great room 30.92 Ft x 28.83 Ft

2pc Bathroom 4.50 Ft x 4.92 Ft

4pc Bathroom 12.42 Ft x 9.92 Ft