



# 36 Ypres Way Calgary Alberta

\$1,175,000

Style & function blend in this beautiful 3 bedroom home across from Lycee School Park in desirable Garrison Woods, offering over 2900 sq ft of developed living space. The bright main level presents hardwood floors & high ceilings, showcasing the front formal dining room which flows seamlessly into the living room which is anchored by a feature fireplace. Adjacent to the living room, is the kitchen that's tastefully finished with granite counter tops, island/eating bar, plenty of storage (including a walk-in pantry), stainless steel appliances & cozy breakfast nook. A laundry room, mudroom & 2 piece powder room complete the main level. The second level hosts a loft area, which is perfect for a home office space as well as 3 bedrooms & a 4 piece main bath. The primary retreat boasts a walk-in closet & private 5 piece ensuite with dual sinks, relaxing soaker tub & separate shower. Basement development includes family & media rooms & a 2 piece powder room. Other notable features include central air conditioning, built-in speakers, fresh paint throughout plus the roof, hot water tank and furnace are all less than 2 years old. Outside, enjoy the beautifully landscaped front yard with roomy front porch & the sunny west back yard with large deck area & an entertaining putting green. The double detached garage makes parking a breeze! This home is ideally located close to Flanders Park, vibrant Marda Loop, schools, shopping, public transit & has easy access to Crowchild Trail. (id:6769)

Family room 23.83 Ft x 19.33 Ft  
 Media 14.00 Ft x 9.83 Ft  
 2pc Bathroom .00 Ft x .00 Ft  
 Kitchen 14.00 Ft x 11.00 Ft  
 Dining room 13.42 Ft x 10.75 Ft  
 Breakfast 8.00 Ft x 8.00 Ft  
 Living room 16.00 Ft x 15.00 Ft  
 Foyer 9.75 Ft x 5.25 Ft  
 Laundry room 8.58 Ft x 5.25 Ft

Other 8.83 Ft x 5.33 Ft  
 Primary Bedroom 15.08 Ft x 12.58 Ft  
 2pc Bathroom .00 Ft x .00 Ft  
 Loft 14.75 Ft x 7.92 Ft  
 Bedroom 11.92 Ft x 10.50 Ft  
 Bedroom 11.92 Ft x 10.67 Ft  
 4pc Bathroom .00 Ft x .00 Ft  
 5pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



Originally Listed by:  
 RE/MAX Real Estate (Central)

<http://www.tanyaeklundgroup.ca/>

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
 darylcarlson@shaw.ca