



4416 Quentin Court Calgary Alberta

\$735,000

The cutest house in Garrison Woods! This charming cottage-style home exudes warmth and character, perfectly situated on the peaceful, tree-lined street of Quentin Court. Offering three bedrooms and three bathrooms across 1,653 square feet of developed living space, this home delivers both charm and functionality. A previous military home, originally built as a place of strength and security--still stands with quiet dignity, its character intact and its original structure proudly preserved. The living spaces retain their traditional proportions: defined rooms rather than open expanses, each with its own purpose and atmosphere. Its delightful curb appeal shines on a generous 118 x 38-foot lot, welcoming you with an inviting front porch and a standout blue front door. Inside, historic charm blends beautifully with modern updates. The main floor features an updated kitchen, a full bathroom, and a spacious living area that opens onto the back patio, creating an ideal space for entertaining or relaxing. A versatile flex room completes the level and can serve as a formal dining area, office, or additional living space. Upstairs, you'll find two comfortable bedrooms and a full bathroom. The finished basement adds even more flexibility, offering a full-sized bedroom, another full bathroom, a flex space perfect for a gym, media room, or guest area, plus convenient in-home laundry. The backyard is equally impressive, featuring a large 26.4 x 5.8-foot patio ideal for outdoor gatherings, along with a double car garage for added convenience. Updates over the years include: roof on house and garage (2016), fence (2020), deck (2021), gutters/downspouts/some siding (2023), bedroom blinds (2024), freshly painted trim throughout home, including windows (2026). Garrison Woods is a highly walkable, master-planned community known for its blend of historic military charm and modern urba...

Primary Bedroom 11.67 Ft x 10.67 Ft
Bedroom 12.92 Ft x 10.67 Ft
3pc Bathroom 9.25 Ft x 4.92 Ft
Other 15.83 Ft x 7.42 Ft
Furnace 11.50 Ft x 9.50 Ft
Bedroom 16.50 Ft x 7.25 Ft

4pc Bathroom 9.67 Ft x 8.75 Ft
Kitchen 14.08 Ft x 9.83 Ft
Dining room 11.58 Ft x 10.67 Ft
Living room 15.83 Ft x 13.25 Ft
4pc Bathroom 6.58 Ft x 4.92 Ft

Listing Presented By:



Originally Listed by:
Sotheby's International Realty
Canada

RE/MAX Realty Professionals

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

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