



4547 Passchendaele Road Calgary Alberta

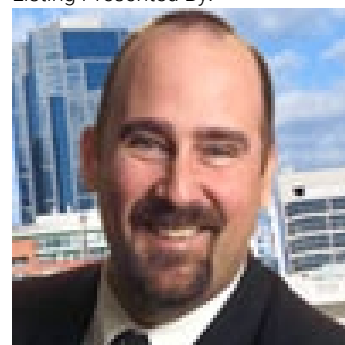
\$788,800

No CONDO FEES! Extensively Renovated with an upper addition, adding a full bathroom and extending the Primary Suite on the upper level. This Beautiful half duplex on one of Garrison's most desirable streets, featuring a sunny west-facing backyard and exceptional INNER-city lifestyle. Thoughtfully redesigned with high-end finishes, new drywall Pot lights Brand new Kitchen abundant natural light, and an OPEN Floorplan ideal for modern living. Steps to parks, river pathways, Sandy Beach, and minutes to Marda Loop, Altadore, and downtown. Located on one of the most desirable streets in Garrison, just footsteps from the park and featuring a sun-filled west-facing backyard. Natural light flows beautifully throughout the home, showcasing a thoughtful, newly redesigned, highly functional floorplan ideal for elevated lifestyle living. The upper level offers two generous bedrooms, including an enlarged primary retreat, complemented by a spacious shared bathroom with Gorgeous tile and a deep Soaker tub! The main level is exceptional, featuring elegant two-tone cabinetry, expansive quartz countertops, designer tile, and an abundance of natural light, all grounded by rich Canadian hardwood flooring that creates a warm yet sophisticated setting for entertaining and hosting. Structural beams added in order to provide an Open concept Living/kitchen/dining area. The living room overlooks the private, sunny west backyard and offers seamless access to the double garage, and LARGE FULLY FENCED YARD, enhancing both comfort and convenience. A stylish powder room with a custom vanity and back access closet add on the essentials! The fully developed basement (Media area/games area) carpeted for comfort and MASSIVE WINDOWS enhance the space with light, creating an airy and welcoming atmosphere, a third bedroom, a beautifully appointed walk-in tiled shower with glass enclosure and de...

Family room 10.50 Ft x 22.33 Ft
 Bedroom 9.33 Ft x 10.75 Ft
 3pc Bathroom 10.00 Ft x 5.00 Ft
 Kitchen 8.67 Ft x 14.17 Ft
 Dining room 9.00 Ft x 9.83 Ft

Living room 15.00 Ft x 13.75 Ft
 2pc Bathroom 5.00 Ft x 5.00 Ft
 Primary Bedroom 10.67 Ft x 15.00 Ft
 Bedroom 9.17 Ft x 15.75 Ft
 5pc Bathroom 10.67 Ft x 5.00 Ft

Listing Presented By:



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