



## 48 Amiens Crescent Calgary Alberta

\$1,399,990

Welcome to this beautifully maintained 4-bedroom home, perfectly situated on a 38-foot lot in the highly sought-after Garrison Woods community. With impressive curb appeal + a thoughtfully designed open-concept layout, this home offers the perfect blend of comfort and style. As you enter, you are greeted by a spacious living room featuring built-in shelving and a cozy gas fireplace - ideal for both relaxing and entertaining. Large informal dining room with opening to the very functional kitchen complete with a two-tiered island, stainless steel appliances + an abundance of cabinetry, making it the perfect space for culinary creations and family gatherings. Adjacent to the kitchen, you'll find a convenient laundry room + mudroom, perfect for keeping the home organized. Upstairs, the home features three generous bedrooms, including a master suite that is both spacious + serene. The master bedroom boasts soaring ceilings, a built-in bookshelf + plenty of room for a king-sized bed. The fully developed lower level offers a large family room, a guest room + a full bathroom - perfect for accommodating visitors or family. The low-maintenance backyard is a true oasis, with a two-level deck offering plenty of space for outdoor lounging + dining. Relax in the hot tub, or enjoy the peaceful surroundings of your private outdoor retreat. Additional highlights of this home include stunning 10-foot ceilings, beautiful hardwood floors, + an abundance of windows that flood the space with natural light throughout. Located just steps from schools, parks, shopping, and all the amenities that Garrison Woods + nearby Marda Loop has to offer, this home truly has it all. (id:6769)

4pc Bathroom 9.50 Ft x 5.00 Ft

4pc Bathroom 4.92 Ft x 8.83 Ft

5pc Bathroom 9.08 Ft x 13.25 Ft

Bedroom 13.17 Ft x 11.00 Ft

Bedroom 15.33 Ft x 13.50 Ft

Primary Bedroom 15.50 Ft x 19.75 Ft

4pc Bathroom 11.08 Ft x 4.92 Ft

Other 6.00 Ft x 2.42 Ft

Recreational, Games room 28.00 Ft x 19.67 Ft

Storage 6.00 Ft x 5.00 Ft

Furnace 10.17 Ft x 15.92 Ft

2pc Bathroom 9.08 Ft x 4.92 Ft

Dining room 12.92 Ft x 8.50 Ft

Foyer 8.50 Ft x 7.08 Ft

Kitchen 17.17 Ft x 20.83 Ft

Laundry room 11.50 Ft x 10.92 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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Bedroom 11.08 Ft x 14.58 Ft

Living room 25.58 Ft x 20.17 Ft