

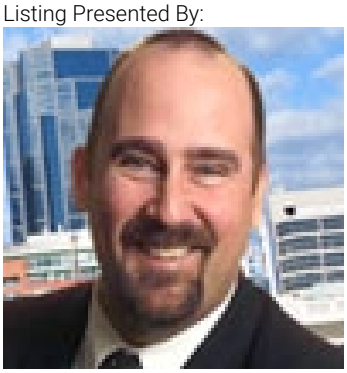
78 Ypres Green Calgary Alberta

$819,000

Welcome to Garrison Woods, where mature trees, quiet streets, and an exceptional inner city location create a setting buyers love. This beautifully maintained 2 storey home offers over 2,600 sq ft of developed living space, 4 bedrooms, 3.5 bathrooms, a finished basement, and a private yard with no neighbours behind. The main floor feels warm and inviting with hardwood flooring, high ceilings, and a spacious living room anchored by a gas fireplace. The kitchen features quartz countertops, a gas range, a large island with breakfast bar, pantry storage, and plenty of space for everyday cooking or hosting. A dedicated main floor office adds valuable flexibility, while main floor laundry keeps day to day living simple. Upstairs, the spacious primary bedroom includes a walk in closet and a well appointed ensuite with a soaking tub and separate shower. Two additional bedrooms and a full bathroom complete the upper level. The finished basement adds a large game room, fourth bedroom, full bathroom, bar area, and extra storage, making it a great space for guests, teens, hobbies, or movie nights. Outside, enjoy a landscaped yard with mature trees, a patio, BBQ gas line, garden space, and a detached double garage. Located minutes from Marda Loop, Sandy Beach, Mount Royal University, parks, pathways, shops, restaurants, and downtown Calgary, this home delivers comfort, convenience, and community in one thoughtful package. Schedule your private showing today. (id:6769)

3pc Bathroom 8.83 Ft x 4.92 Ft
Bedroom 11.75 Ft x 14.08 Ft
Recreational, Games room 17.67 Ft x 11.25 Ft
Storage 8.83 Ft x 4.17 Ft
Storage 6.83 Ft x 10.00 Ft
Furnace 8.83 Ft x 9.75 Ft
2pc Bathroom 5.00 Ft x 5.92 Ft
Foyer 5.42 Ft x 10.08 Ft
Kitchen 15.00 Ft x 8.33 Ft
Living room 18.92 Ft x 17.33 Ft
Office 13.00 Ft x 12.00 Ft
4pc Bathroom 6.33 Ft x 7.83 Ft
4pc Bathroom 6.58 Ft x 15.50 Ft
Primary Bedroom 13.33 Ft x 17.17 Ft
Other 8.67 Ft x 6.75 Ft
Bedroom 11.00 Ft x 9.92 Ft
Bedroom 12.17 Ft x 12.75 Ft

Listing Presented By:



Originally Listed by:
Coldwell Banker Mountain Central

RE/MAX Realty Professionals

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