



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**142 YPRES Green, Calgary T2T 6M1**

MLS®#: **A2160733**

Area: **Garrison Woods**

Listing Date: **09/05/24**

List Price: **\$975,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2003**

Lot Information

Lot Sz Ar: **4,865 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,880**  
Low Sqft:  
Ttl Sqft: **1,880**

DOM

**13**  
Layout  
Beds: **4 (3 1)**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

Ttl Park: **3**  
Garage Sz: **2**

Access:

Lot Feat: **Low Maintenance Landscape**  
Park Feat: **Concrete Driveway, Double Garage Detached, Garage Door Opener, Insulated**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **In Floor, Fireplace(s), Forced Air, Natural Gas**  
Sewer:  
Ext Feat: **Balcony, Private Yard**

Construction: **Vinyl Siding, Wood Frame, Wood Siding**  
Flooring: **Carpet, Ceramic Tile, Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Range Hood, Refrigerator, Washer**  
Int Feat: **Kitchen Island**  
Utilities:

Room Information

| Room                     | Level           | Dimensions            |
|--------------------------|-----------------|-----------------------|
| <b>Kitchen</b>           | <b>Main</b>     | <b>15`0" x 9`7"</b>   |
| <b>Dining Room</b>       | <b>Main</b>     | <b>16`8" x 9`4"</b>   |
| <b>Foyer</b>             | <b>Main</b>     | <b>12`0" x 6`0"</b>   |
| <b>Family Room</b>       | <b>Basement</b> | <b>17`9" x 15`6"</b>  |
| <b>Bedroom - Primary</b> | <b>Second</b>   | <b>17`1" x 11`11"</b> |
| <b>Bedroom</b>           | <b>Second</b>   | <b>11`0" x 10`0"</b>  |
| <b>2pc Bathroom</b>      | <b>Main</b>     | <b>8`8" x 5`2"</b>    |

| Room                | Level           | Dimensions            |
|---------------------|-----------------|-----------------------|
| <b>Loft</b>         | <b>Main</b>     | <b>8`5" x 7`0"</b>    |
| <b>Living Room</b>  | <b>Main</b>     | <b>16`2" x 12`7"</b>  |
| <b>Mud Room</b>     | <b>Main</b>     | <b>4`7" x 4`7"</b>    |
| <b>Laundry</b>      | <b>Second</b>   | <b>4`0" x 3`8"</b>    |
| <b>Bedroom</b>      | <b>Second</b>   | <b>10`3" x 9`11"</b>  |
| <b>Bedroom</b>      | <b>Basement</b> | <b>11`11" x 11`8"</b> |
| <b>4pc Bathroom</b> | <b>Second</b>   | <b>8`1" x 5`11"</b>   |

**4pc Bathroom**

**Basement**

**7`2" x 4`11"**

**5pc Ensuite bath**  
Legal/Tax/Financial

**Second**

**16`0" x 6`7"**

Title:  
**Fee Simple**  
Legal Desc:

**0213922**

Zoning:  
**R-C2**

Remarks

Pub Rmks:

**OPEN HOUSE CANCELED. Beautiful 4-bedroom original Avi show home in desirable Garrison Woods. This beautiful home is over 2800 sqft of totally renovated developed space with top notch millwork and custom cabinetry throughout. You will notice how lovely this home is right away upon entry graced by the elegant living room with a gas fireplace with built-ins leading to a desirable main floor office space and stylish half bath. The gorgeous custom kitchen has beautiful, quartz, high-end stainless-steel appliances with gas stove and floor to ceiling cabinetry all open to a charming dining room. There is a good-sized closet in the back entrance leading to the private back patio with gas line for summer BBQ's. The upper level is home to a stunning Master Bedroom with a lovely 5 piece ensuite and walk in closet, convenient laundry and two more bedrooms that share a unique jack and jill bathroom. The lower level boasts a great family room with another gas fireplace, a bedroom/gym with walk in closet, full bath and loads of storage. UPGRADES incl. redesigned front entry with two main hall closets, beautiful engineered oak hardwood, furnace, hot water tank, air conditioner, water softener, new roof 2022, in-floor bathroom heating in ensuite, remote-controlled blinds and smart home capability. Enjoy the double insulated garage with an attic area for extra storage and low maintenance landscaped WEST backyard, there's even a garden to grow your own vegetables. Walk to trendy Marda Loop shops, schools, River Park and Glenmore Reservoir.**

Inclusions:

**Air Conditioner, Fridge, Dishwasher, Gas Stove, Built-in Microwave, Garburator, Humidifier, Water Softener, Range Hood, Washer, Dryer, Garage Door Opener, Window Coverings.**

Property Listed By:

**RE/MAX Realty Professionals**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**