4722 21A Street, Calgary T2T 5T6

MLS®#:	**A2165216**	Area:	**Garrison Woods**	Listing Date:	**09/12/24**	List Price: **$1,299,900**
Status:	**Active**	County:	**Calgary**	Change:	**None**	Association: **Fort McMurray**

General Information
Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2010**
Lot Information
Lot Sz Ar: **3,627 sqft**
Lot Shape:

Access:
Lot Feat: **Back Lane,Back Yard,City Lot,Cul-De-Sac,Front Yard,Lawn,Low Maintenance Landscape,Landscaped,Level,Rectangular Lot**
Park Feat: **Double Garage Detached**

Finished Floor Area
Abv Sqft: **2,351**
Low Sqft:
Ttl Sqft: **2,351**

DOM
7
Layout
Beds: **6 (4 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking
Ttl Park: **2**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Other,Private Yard**

Construction:
Composite Siding,Stone,Wood Frame
Flooring:
Carpet,Hardwood,Laminate,Tile
Water Source:
Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings,Wine Refrigerator**
Int Feat: **Breakfast Bar,Built-in Features,Central Vacuum,Chandelier,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,No Smoking Home,Open Floorplan,Recessed Lighting,See Remarks,Soaking Tub,Steam Room,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	**Main**	**5`10" x 5`2"**	**Dining Room**	**Main**	**16`3" x 13`11"**
Foyer	**Main**	**6`7" x 14`3"**	**Kitchen**	**Main**	**11`7" x 20`2"**
Living Room	**Main**	**15`4" x 15`2"**	**Mud Room**	**Main**	**5`10" x 14`3"**
Office	**Main**	**11`0" x 9`6"**	**5pc Bathroom**	**Second**	**5`9" x 8`3"**
5pc Ensuite bath	**Second**	**7`8" x 15`2"**	**Bedroom**	**Second**	**10`8" x 11`0"**

Bedroom	Second	10`8" x 11`0"	Bedroom	Second	9`11" x 12`5"
Laundry	Second	5`9" x 10`0"	Bedroom - Primary	Second	11`11" x 15`2"
4pc Bathroom	Basement	5`0" x 9`0"	Bedroom	Basement	8`5" x 10`6"
Bedroom	Basement	11`8" x 10`5"	Game Room	Basement	13`10" x 18`4"
Media Room	Basement	17`1" x 15`2"	Furnace/Utility Room	Basement	4`8" x 10`4"

Legal/Tax/Financial

Title:		Zoning:	
Fee Simple		**R-C2**	
Legal Desc:	**1012276**		

Remarks

Pub Rmks: **Nestled on a quiet cul-de-sac in the sought-after community of Garrison Woods, this stunning 6-bedroom, air-conditioned home offers over 3400 sq ft of beautifully designed living space perfect for growing families. Located within walking distance of some of Calgary's top schools and with a park, playground, and scenic walking paths right at the end of the street, this is the ideal home for those seeking a vibrant, family-friendly neighborhood. The open-concept main floor welcomes you with high ceilings and an abundance of natural light. The gourmet kitchen is a culinary dream, featuring granite countertops, upgraded stainless steel appliances, and a built-in Thermador coffee machine for your morning pick-me-up. Whether you're hosting in the elegant dining room or relaxing by the cozy living room fireplace, this home is built for both comfort and entertaining. Upstairs, you'll find a rare 4-bedroom layout, including the luxurious primary suite with his-and-hers walk-in closets and a spa-like ensuite featuring a steam shower and jetted tub—your private retreat at the end of a long day. The additional bedrooms are perfect for kids or guests, while the convenient upper-level laundry room adds ease to daily living. The fully developed basement expands your living space, offering a media room, exercise/flex space, and two more bedrooms, making it an ideal setup for multi-generational living or a bustling household. Outside, the low-maintenance landscaping and double detached garage complete the package. Situated close to top schools, shops, and dining, with easy access to Crowchild and Glenmore Trail, this home offers the perfect blend of tranquility and urban convenience. Don't miss out on this rare opportunity to live in one of Calgary's most desirable neighborhoods—schedule your private showing today!**

Inclusions: **Built-in coffee machine**

Property Listed By: **Tink**

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