



THE A-TEAM

RE/MAX FIRST

4628 QUENTIN Street, Calgary T2T 6E1

MLS@#: A2166039 Area: Garrison Woods Listing 09/18/24 List Price: \$1,285,000
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Calgary
Year Built: 2002
Lot Information
Lot Sz Ar: 3,907 sqft
Lot Shape:

DOM

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

Parking

Ttl Park: 4
Garage Sz: 2

Access:
Lot Feat: Back Lane,Back Yard,Dog Run Fenced In,Front Yard,Lawn,Low Maintenance
Park Feat: Landscape,Landscaped,Level,Street Lighting,Rectangular Lot,Treed
Alley Access,Double Garage Detached,Garage Door Opener,Garage Faces Rear,Side By Side

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air,Natural Gas
Sewer:
Ext Feat: BBQ gas line,Dog Run,Lighting,Private Yard,Rain Gutters
Construction: Stone,Stucco,Wood Frame
Flooring: Carpet,Cork,Hardwood,Marble,Tile
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Dishwasher,Garage Control(s),Gas Stove,Humidifier,Range Hood,Refrigerator,Window Coverings
Int Feat: Bookcases,Breakfast Bar,Closet Organizers,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,Soaking Tub,Storage,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s),Wired for Data
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Foyer, Dining Room, Kitchen, Bedrooms, Bathrooms, Office, Living Room, Laundry, and another Bedroom with their respective levels and dimensions.

Bedroom	Upper	11`6" x 11`4"	Storage	Lower	9`3" x 4`2"
Game Room	Lower	28`1" x 23`11"	Furnace/Utility Room	Lower	8`11" x 6`11"
Bedroom	Lower	10`7" x 10`2"	3pc Bathroom	Lower	9`10" x 7`0"

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-C2**
 Legal Desc: **0112845**

Remarks

Pub Rmks: ***OH | Saturday & Sunday | September 21 & 22 | 2-4:30pm* Welcome to refined family living on one of the most coveted streets in Calgary's award-winning Garrison Woods neighbourhood. Thoughtfully laid out living spaces with stylish designer finishes and an abundance of windows create a fresh modern home. Offering 4 bedrooms, 3.5 bathrooms and a generous 2,911 square feet of living space, this family home has everything you are looking for. The welcoming front porch leads to the entry foyer with gorgeous marble and slate flooring. Your spacious home office is located near the front door- perfect for client meetings. As you enter the great room you are greeted by high ceilings, sunny south facing windows and beautiful design elements such as the coved dining room ceiling, panelled accent wall and chic white marble fireplace surround. Cooking is a joy in your redesigned kitchen with gas stove, pull-up seating at the quartz kitchen island and a large corner pantry. On the upper level your serene primary bedroom retreat is the perfect place to unwind at the end of the day. Enjoy soaring vaulted ceilings, loads of natural light and plenty of room in your walk-in closet. Pamper yourself in the ensuite washroom with corner soaking tub, large shower with rain faucet and a seated make-up vanity. There are two additional bedrooms, a family washroom and a bright and spacious laundry room with wash sink, storage cabinets, counter space and drying rack. Head down to the lower level where your large recreation room with naturally warm cork flooring is the perfect space for a playroom, home gym, hobby room, workshop or home theatre. There is a built in surround sound system ready for your equipment. The additional bedroom and full bathroom is perfect for guests or teens. Beautifully landscaped yards are well maintained with established perennials and mature trees. Extend your living space outside on the sunny back deck with cozy built-in fireplace, gas bbq hook-up and enough room for dining and lounging by the fire. Enjoy your morning coffee on the front porch and meet your friendly neighbours- your outdoor living spaces are ready to enjoy. There's also a gravel dog run on the south side and a two car garage with alley access. The smart home security system includes window and door sensors on the main floor and is connected to the fire and CO detectors. Garrison Woods is one of the most walkable neighbourhoods, with great shops, restaurants and amenities right in the area. Enjoy a stroll to trendy Marda Loop or head to the nearby off-leash dog park. There are plenty of parks and playgrounds and access to the city's bike path system. Top-rated schools from Kindergarten to University are all in walking distance. With easy access to major transportation routes, you'll enjoy the best that city living has to offer. The perfect home in the best location for families seeking both urban convenience and a tranquil retreat.**

Inclusions: **Built-in gas fireplace on deck, built-in workbench in garage, built-in shelving in office.**
 Property Listed By: **Sotheby's International Realty Canada**

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











