

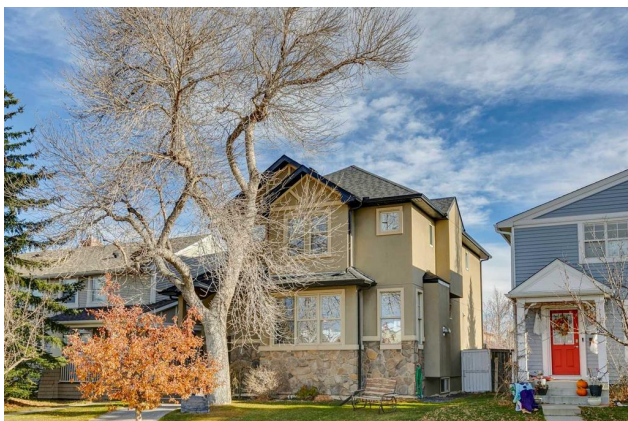


THE
A-TEAM

**RE/MAX
FIRST**

48 AMIENS Crescent, Calgary T2T 6E8

MLS®#: **A2178231** Area: **Garrison Woods** Listing Date: **11/08/24** List Price: **\$1,399,990**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2006**
Lot Information
 Lot Sz Ar: **4,154 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,360**
 Low Sqft:
 Ttl Sqft: **2,360**

DOM

5
Layout
 Beds: **4 (3 1)**
 Baths: **4.5 (4 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Landscaped,Private,Rectangular Lot**
 Park Feat: **Double Garage Detached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Microwave,Range,Refrigerator,Washer,Window Coverings**
 Int Feat: **Bar,Bookcases,Breakfast Bar,Built-in Features,Granite Counters,High Ceilings,Kitchen Island,Laminate Counters,Tile Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	9`1" x 4`11"	Dining Room	Main	12`11" x 8`6"
Foyer	Main	8`6" x 7`1"	Kitchen	Main	17`2" x 20`10"
Laundry	Main	11`6" x 10`11"	Living Room	Main	25`7" x 20`2"
4pc Bathroom	Second	9`6" x 5`0"	4pc Ensuite bath	Second	4`11" x 8`10"
5pc Ensuite bath	Second	9`1" x 13`3"	Bedroom	Second	13`2" x 11`0"
Bedroom	Second	15`4" x 13`6"	Bedroom - Primary	Second	15`6" x 19`9"
4pc Bathroom	Basement	11`1" x 4`11"	Other	Basement	6`0" x 2`5"

**Bedroom
Storage**

**Basement
Basement**

**11`1" x 14`7"
6`0" x 5`0"**

**Game Room
Furnace/Utility Room**
Legal/Tax/Financial

**Basement
Basement**

**28`0" x 19`8"
10`2" x 15`11"**

Title:
Fee Simple
Legal Desc:

9913026

Zoning:
R-CG

Remarks

Pub Rmks:

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.

Inclusions:
Property Listed By:

**Hot Tub, 3 x Bar Stools, 2nd Refrigerator, L Shaped Blue Couch in Basement
Real Estate Professionals Inc.**

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



