

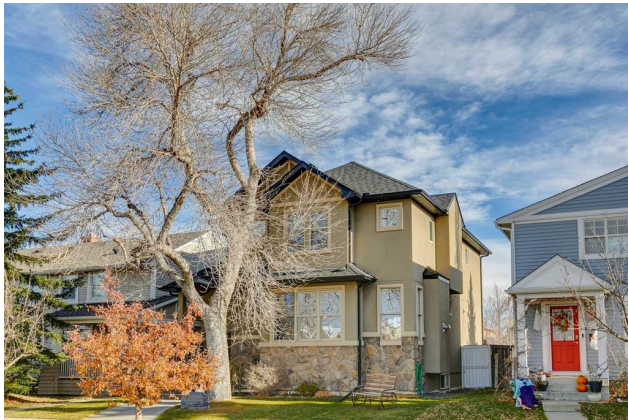


THE  
**A-TEAM**

**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

**12**  
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**



