



THE
A-TEAM

**RE/MAX
FIRST**

4417 QUENTIN Court, Calgary T2T 6B8

MLS®#: **A2181716**

Area: **Garrison Woods**

Listing Date: **12/01/24**

List Price: **\$899,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
City/Town: **Calgary**
Year Built: **2001**

Lot Information

Lot Sz Ar: **3,756 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Landscaped,Street Lighting,Rectangular Lot**
Park Feat: **Double Garage Detached**

DOM

20
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Utilities and Features

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

Construction: **Cement Fiber Board,Wood Frame**
Flooring: **Hardwood,Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **No Animal Home,No Smoking Home,Quartz Counters,Recessed Lighting**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	18`0" x 14`8"
Dining Room	Main	9`0" x 8`10"
Bedroom	Upper	11`8" x 7`8"
Family Room	Basement	21`9" x 21`6"
2pc Bathroom	Main	

Room	Level	Dimensions
Kitchen	Main	11`3" x 8`3"
Bedroom - Primary	Upper	12`7" x 11`8"
Bedroom	Upper	11`2" x 9`3"
4pc Bathroom	Upper	
3pc Bathroom	Suite	

Legal/Tax/Financial

Title: **Fee Simple**

Zoning: **R-CG**

Legal Desc:

0010002

Remarks

Pub Rmks:

Located in Garrison Woods on a beautiful cul-de-sac; this three bedroom home has it all. The layout of this home is well thought out featuring a very functional kitchen overlooking the dining area. The living room is very spacious featuring built-in cabinetry. Hardwood flooring is throughout the house along with recessed lighting giving you that airy feeling of height; and you also have the convenience of upper floor laundry. This property has gone through numerous major upgrades and improvements over the years featuring central air conditioning for year round comfort; a new high efficiency furnace and hot water tank which is only two years old; new roof along with 12 KW solar panels was installed two years ago for energy efficiency and in the furnace room there is extra storage space for second pair of washer/dryer. The basement is fully developed with a separate entrance and is currently used for AIRBNB. Off the dining room you will walk onto a nice cedar deck with a hot tub; a great extension of living space in the summer. There is also a large covered front porch for you to enjoy a relaxing breakfast in the morning. The backyard is very private and has wonderful paving stones from the garage to the house and also features a small garden shed for extra storage. Garrison Woods is located near the Marda Loop shopping district known for it's wonderful boutique shops and restaurants; and best of all only minutes into downtown and easy access to major roads in and out of the community. Be the first to view this wonderful home; call for your private viewing today.

Inclusions:

Property Listed By:

Garden Shed, Hot Tub, Washer/Dryer in Basement
RE/MAX Real Estate (Mountain View)

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









