



THE
A-TEAM

**RE/MAX
FIRST**

2413 SORREL Mews, Calgary T2T 6G5

MLS®#: **A2183827** Area: **Garrison Woods** Listing Date: **12/20/24** List Price: **\$799,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2001**

Lot Information

Lot Sz Ar: Finished Floor Area
 Lot Shape: Abv Sqft: **2,146**
 Low Sqft:
 Ttl Sqft: **2,146**

Access:
 Lot Feat: **See Remarks**
 Park Feat: **Double Garage Detached**

DOM

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

Parking

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

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Brick, Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet, Hardwood, Tile**
 Sewer: Water Source:
 Ext Feat: **Balcony** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge, Dishwasher, Freezer, Garburator, Gas Range, Microwave Hood Fan, Window Coverings**
 Int Feat: **No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	10`11" x 16`5"	Kitchen	Main	8`2" x 18`4"
2pc Bathroom	Main	7`6" x 2`11"	Entrance	Main	10`10" x 4`11"
Bedroom - Primary	Second	10`7" x 19`8"	5pc Ensuite bath	Second	6`11" x 15`7"
Walk-In Closet	Second	8`3" x 8`0"	Laundry	Second	6`9" x 8`0"
Bonus Room	Second	12`1" x 12`8"	Bedroom	Third	19`3" x 11`9"
4pc Bathroom	Third	9`3" x 4`11"	Bedroom	Third	19`2" x 9`1"
Bedroom	Basement	9`10" x 11`5"	4pc Bathroom	Basement	8`2" x 4`11"

Condo Fee:
\$560

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1

Legal Desc: **0112904**

Remarks

Pub Rmks: **OPEN HOUSE SUNDAY DECEMBER 22 2024!! Discover this beautifully maintained townhouse located in the desirable and vibrant community of Garrison Woods. Whether you're a growing family, a professional couple, or someone looking to upsize, this property offers all the space and features you've been searching for. With 4 generously sized bedrooms and 3.5 bathrooms, this townhouse offers abundant space for family living and entertaining. The open-concept design on the main floor provides a seamless flow between the living, dining, and kitchen areas, making it perfect for hosting gatherings or simply relaxing with loved ones. The primary bedroom is spacious and features a walk in closet and 5 piece ensuite. Three additional bedrooms offer flexibility for family members, guests, or even a home office. The finished basement is a versatile space that can be tailored to your needs. Use it as a recreation room, a home gym, or even an additional living area. With a full bathroom and ample storage, it's both practical and stylish. This property also offers a double detached garage. Living here means you're just steps away from top-notch amenities. Whether you need to run errands or indulge in some retail therapy, you'll appreciate the nearby grocery stores, boutique shops, and cafes. This stunning townhouse offers a rare combination of size, style, and location. Whether you're looking to upsize or simply want to enjoy the perks of living in Garrison Woods, this home is sure to exceed your expectations. Book your private viewing today and see all this exceptional property has to offer!**

Inclusions:
Property Listed By: **City Homes Realty**

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











