

## 78 Ypres Green SW Calgary, Alberta

**MLS # A2342880**



**\$819,000**

|                  |                                                                         |               |                   |
|------------------|-------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Garrison Woods                                                          |               |                   |
| <b>Type:</b>     | Residential/House                                                       |               |                   |
| <b>Style:</b>    | 2 Storey                                                                |               |                   |
| <b>Size:</b>     | 1,809 sq.ft.                                                            | <b>Age:</b>   | 2004 (22 yrs old) |
| <b>Beds:</b>     | 4                                                                       | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Detached                                                  |               |                   |
| <b>Lot Size:</b> | 0.08 Acre                                                               |               |                   |
| <b>Lot Feat:</b> | Back Yard, Front Yard, Garden, Landscaped, Low Maintenance Landscape, M |               |                   |

|                    |                                                                                                                                                                                                      |                   |      |
|--------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Exhaust Fan, Fireplace(s), Forced Air, Natural Gas                                                                                                                                                   | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Hardwood, Tile                                                                                                                                                                               | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                                                                                      | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                                                                                                                                                                                                 | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Cement Fiber Board, Shingle Siding, Stone                                                                                                                                                            | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                                                                      | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Bar, Breakfast Bar, Central Vacuum, Chandelier, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s), Wired for Sound |                   |      |
| <b>Inclusions:</b> | N/A                                                                                                                                                                                                  |                   |      |

Welcome to Garrison Woods, where mature trees, quiet streets, and an exceptional inner city location create a setting buyers love. This beautifully maintained 2 storey home offers over 2,600 sq ft of developed living space, 4 bedrooms, 3.5 bathrooms, a finished basement, and a private yard with no neighbours behind. The main floor feels warm and inviting with hardwood flooring, high ceilings, and a spacious living room anchored by a gas fireplace. The kitchen features quartz countertops, a gas range, a large island with breakfast bar, pantry storage, and plenty of space for everyday cooking or hosting. A dedicated main floor office adds valuable flexibility, while main floor laundry keeps day to day living simple. Upstairs, the spacious primary bedroom includes a walk in closet and a well appointed ensuite with a soaking tub and separate shower. Two additional bedrooms and a full bathroom complete the upper level. The finished basement adds a large game room, fourth bedroom, full bathroom, bar area, and extra storage, making it a great space for guests, teens, hobbies, or movie nights. Outside, enjoy a landscaped yard with mature trees, a patio, BBQ gas line, garden space, and a detached double garage. Located minutes from Marda Loop, Sandy Beach, Mount Royal University, parks, pathways, shops, restaurants, and downtown Calgary, this home delivers comfort, convenience, and community in one thoughtful package. Schedule your private showing today.