

**14, 11 Scarpe Drive SW**  
**Calgary, Alberta**

**MLS # A2213072**



**\$775,000**

<b>Division:</b>	Garrison Woods		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse		
<b>Size:</b>	1,880 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space, No Neighbours Behind		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 609
<b>Basement:</b>	See Remarks	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Stucco	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters		

**Inclusions:** Gas Stove, Microwave Hood Fan, Dishwasher, Refrigerator, Washer, Dryer

Welcome to this stunning townhome located in the beautiful community of Garrison Woods! With the most charming curb appeal and so close to so many shops, schools, parks, and green spaces, you won't want to miss out on seeing this place for yourself. Inside you'll find a large recently renovated open style kitchen with a gas cooktop, stainless-steel appliances and a large island and breakfast nook. The owner also replaced all of the main flooring with sleek luxury vinyl plank. Off of the kitchen you'll find a fantastic living room space that leads to the expansive south-facing back deck that is perfect for hosting or relaxing in the sun. And just off of the deck is a fantastic private green space that is great for yard games or hosting larger gatherings. As you make your way up to the upper floors, you'll see new carpets all the way up to the top floor. On the second level you will find two large bedrooms followed by a 3-piece bathroom. In between the bedroom and bath you have the laundry room outfitted with built-ins and a newer stacked washer/dryer. On the top floor is the massive primary bedroom with it's own reading nook, walk-in closet and 5-piece ensuite bathroom making it a perfect private space at the end of your day. Lastly, in the basement floor, is an oversized double tandem garage that provides extra storage space. This place is truly a gem to see, book your showing fast! Open House this Saturday from 12pm-3pm