

**4525 Passchendaele Road SW
Calgary, Alberta**

MLS # A2217224



\$949,000

Division:	Garrison Woods		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,549 sq.ft.	Age:	2000 (25 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters, Walk-In Closet(s)		

Inclusions: Shed

It's not everyday that the perfect house in the perfect location comes along! This dreamy, sunny home is a quick walk to everything that Garrison Woods and Marda Loop have to offer. You'll be blown away from minute you walk in the front door - Over 2000 sq ft of livable space, newly refinished hardwood floors, fresh paint, a renovated kitchen, brand new LP Siding on the exterior, a sunny dining room, and a huge west-facing backyard make this home stand out from the rest. The brand-new cedar fence encloses the backyard, and you'll love entertaining with the easy flow from the dining room to the back deck! The living room is a great place to host family and friends, or to curl up and watch your favorite show. The gas fireplace is a beautiful focal piece, and it'll keep you cozy. Moving to the dining room, the heart of the home! It's just begging to be filled with people - you'll love hosting dinner parties, brunches, and birthday parties. The built-in cabinetry, patio-doors that lead to the backyard, and the seamless flow into the kitchen make it perfect for everyday living and hosting. The kitchen has been completely renovated, with quartz countertops, Sub Zero Fridge, Miele Dishwasher, Dacor Electric Oven/Stove, an eating bar, and lots of storage space. The west-facing windows let in so much natural light. Moving upstairs, you'll find a full bathroom and 3 large bedrooms. While they each have great storage, the primary bedroom has a great walk-in closet with a window. The clean, minimalistic style of the home really shines in these bedrooms. The finished basement includes a rec room, full bathroom, huge storage room, and laundry with additional storage. Outside, a huge backyard with mature trees creates a peaceful escape - imagine garden parties on your deck, throwing the ball for your dog, or listening to the birds with

a cup of coffee in the morning. A detached garage and shed provide ample storage. This home also has a brand new furnace installed in 2024, and comes with Central Air Conditioning. The roof was done in 2021. An easy walk to River Park, the Garrison Woods shopping area (Safeway, Starbucks, Village Ice Cream, Cobs Bread!) and Marda Loop (Shoppers Drug Mart! Analog Coffee! Phil & Sebastian! Laura Brows! Blush Lane!) — you really can't beat the location. Don't wait to see it!