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## 42 Ypres Green SW Calgary, Alberta

Inclusions:

N/A

MLS # A2252885

## \$707,000

		Division:	Garrison Woods		
		Type: Style:	Residential/Duplex 2 Storey, Attached-Side by Side		
		Beds: Garage:	2	Baths:	3 full / 1 half
			Alley Access, Double Garage Detached, Driveway, Garage Door Opener, R		
				Lot Size:	0.07 Acre
		Lot Feat:	Back Lane, Brush,	Corner Lot,	, Irregular Lot, Low Maintenance Landscape
Heating:	Forced Air, Natural Gas		Water:	-	
Floors:	Carpet, Ceramic Tile, Hardwood		Sewer:	-	
Roof:	Asphalt Shingle		Condo Fee	<b>:</b> -	
Basement:	Finished, Full		LLD:	-	
Exterior:	Vinyl Siding, Wood Frame		Zoning:	R-CG	
Foundation:	Poured Concrete		Utilities:	-	
Features:	No Animal Home, No Smoking Home				

<sup>\*\*</sup>Price reduced 11K. 3 New windows facing at the front were just installed\*\* Welcome to this beautiful 2 storey, 2 bedrooms, both with walk-in-closet and ensuite bathroom fully finished home in Garrison Woods. Located close to the French school and a short walk to shopping or public transport. The exterior features poured sidewalks in the front and extensive custom decking in the back yard leading to the double garage. Natural hardwood flooring all through the main floor. Kitchen is highlighted by maple colour cabinets, stainless steel appliances and a gas fireplace in living room. The upper floor has two generous bedrooms, each with walk in closets and ensuite bathrooms. The lower level has a 3 pieces bathroom and huge family room, currently used as the home office with the remainder of the lower level could be used as an exercise area, a TV or recreation room. Well kept and neat as a pin this is a true pride of ownership home.