

**4707 21 Street SW
Calgary, Alberta**

MLS # A2247651



\$1,300,000

Division:	Garrison Woods		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,106 sq.ft.	Age:	2007 (18 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Heated Garage, Insulated, See Remarks		
Lot Size:	0.08 Acre		
Lot Feat:	Cul-De-Sac, Landscaped, Level, Rectangular Lot		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cement Fiber Board, Stone, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, High Ceilings, Steam Room		

Inclusions: Refrigerator, wall oven, microwave, countertop gas range, heating drawer, hood fan, dishwasher, garburator, beverage refrigerator, Weber barbeque, stand up freezer in garage, refrigerator in garage, heater in garage, all shelving in garage, vacu-flo system and all attachments, washer, dryer, garage door opener and controls, all window coverings, outdoor plant watering system, central air conditioner, water softener

Tucked away on a quiet cul-de-sac, this inner-city detached infill offers the rarest of combinations — privacy beside a mature treed park and playground, yet walking distance to everything. All levels of schooling, including French immersion, are just steps away, along with premier sports and leisure facilities: indoor and outdoor swimming pools, hockey and curling rinks, athletic fields, soccer and football fields, sailing, rowing, kayaking, golf courses, biking trails, and Pilates studios. You're also a short stroll to North Glenmore Park, grocery stores, and the vibrant energy of Marda Loop. From the moment you step inside, walnut hardwood floors, nine-foot ceilings, and custom built-in cabinetry set the tone. The curved staircase and bright coffered ceiling in the main living room add elegance, while a double-sided gas fireplace creates warmth and connection. The chef's kitchen is equipped with a Wolf gas range, Sub-Zero refrigerator, under-cabinet and accent lighting, a beverage fridge, three large lazy Susans, upgraded pull-out drawers, and smartly designed storage throughout. The rear mudroom is a functional dream — lockers, a built-in desk, pantry and a dog wash/shower make daily life effortless. Upstairs, the primary suite is a true retreat with a tray ceiling and mood lighting, two walk-in closets with custom cabinetry, and a spa ensuite boasting a steam shower, dual rain heads, and spray system. Downstairs, the fully finished basement offers a theatre room, a flex room which can serve as an office or playroom, two more bedrooms, and a four-piece bathroom. Comfort is built-in with air conditioning, in-floor heating throughout, a whole-home indoor/outdoor music system, water softener, and a programmable automated underground watering system for the front garden, porch and backyard. Outdoors, enjoy a fully fenced, flat west-facing

backyard with a large, sun-filled deck with a gas line for the included BBQ plus a lower patio area — perfect for entertaining. The gorgeous perennial gardens and landscaping create amazing curb appeal. The paved alley leads to an insulated, heated double detached garage with built-in shelving and an extra fridge and freezer. The exterior of the house and garage feature Hardie board siding and new (2023) upgraded hail/wind-proof roof shingles. This is more than a home. It's a statement — of comfort, quality, and connection.