

**518 Garrison Square SW
Calgary, Alberta****MLS # A2196185****\$785,000**

Division:	Garrison Woods		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	2,135 sq.ft.	Age:	1999 (26 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	-		
Lot Feat:	Landscaped, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 770
Basement:	Full, Walk-Out To Grade	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, See Remarks, Soaking Tub, Walk-In Closet(s)		

Inclusions: Alarm

Live in a Piece of Calgary's History in Garrison Woods! This is your opportunity to own a stunning 3-story brownstone in the heart of Garrison Woods, situated on one of the most desirable streets and directly across from the honorable Garrison Square Park, which pays tribute to the service of the Canadian Armed Forces. Step inside this beautifully designed home, where every detail has been carefully considered. The main floor boasts a chef's dream kitchen, featuring stainless steel appliances, granite countertops, ample cabinetry, and a spacious island with a breakfast bar - perfect for entertaining. Under-cabinet lighting adds a stylish touch, while the cozy breakfast nook opens onto a large private deck with privacy walls, ideal for your morning coffee. A bright home office just off the kitchen, with large windows, ensures working from home feels open and inviting. The second floor features two spacious primary suites, each with its own ensuite bathroom, heated floors, and walk-in closet. The convenience of an upper-floor laundry room adds to the home's functionality. The third-floor loft is an impressive space with vaulted ceilings and dormer windows that flood the area with natural light, offering endless possibilities for use. The fully developed walk-out basement includes a generous family room with a wet bar and gas fireplace, a third bedroom, and a four-piece bathroom, enhancing the home's versatility. The double detached garage completes this incredible offering. This home is surrounded by parks, pathways, green spaces, and top-rated schools, all while being just moments away from the vibrant Marda Loop community—known for its exceptional dining, trendy coffee shops, and boutique shopping. Quick access to Crowchild Trail, downtown Calgary, and River Park makes commuting a breeze. With luxury, comfort, and

convenience wrapped into one, this exceptional home is not to be missed. Contact us today to schedule a viewing!