

**115 Amiens Crescent SW**  
**Calgary, Alberta**

**MLS # A2231434**



**\$699,900**

<b>Division:</b>	Garrison Woods		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,165 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Low Maintenance		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Closet Organizers, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** TV wall mount in primary bedroom

Welcome to Garrison Woods, in this perfect location that is sure not to disappoint. This meticulously updated two story located in the heart of the community. Numerous upgrades throughout! Welcome your guests thru this new front door. Convenient washroom right inside the front door. Dining room has an abundance of space with a bright window. Living room has a large window, that opens for fresh air, plus it's open to the kitchen with quartz counters, plus numerous cupboards for that chef in the family. Upstairs has been fully renovated, primary bedroom with a massive walk in closet, second bedroom is a great size, plus a brand new full 4pce bathroom. Out the back door to the back yard, onto the massive deck w/ privacy wall. Private yard is landscaped, plus a MASSIVE double garage. Lower level has plush cozy carpet. Rec room is a great space. Office space for the work from home days. Plenty of space in the storage room. Multiple beautiful parks, cafes, restaurants and cute shops are within walking distance, which allows you to enjoy your walks around the community.