

**110 Ypres Green SW**  
**Calgary, Alberta**

**MLS # A2212930**



**\$949,900**

<b>Division:</b>	Garrison Woods		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,889 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, Driveway		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Front Yard		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Hardwood
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Cedar, Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Granite Counters, Pantry, Storage, Walk-In Closet(s)

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-CG
<b>Utilities:</b>	-

**Inclusions:** N/A

Welcome to this well-appointed 4-Bedroom Home on a picturesque tree-lined street in Garrison Wood. The thoughtfully designed living space blends functionality with everyday comfort—all just steps from Marda Loop, Currie Barracks, scenic parks, playgrounds, shopping, dining, and top-rated schools including Lycée Louis Pasteur and Master's Academy & College. Move in and enjoy as-is or renovate to suit your personal style. The main floor welcomes you with a bright living room anchored by a cozy gas fireplace, a versatile front den, and a spacious dining area that flows seamlessly into the well-appointed kitchen. The kitchen features stainless steel appliances, granite tile countertops, a breakfast bar, full pantry, and floor-to-ceiling shelving for added storage and charm. A practical mudroom, main-floor laundry, and powder room complete the main level. Upstairs, the smart layout includes a jack-and-jill 4-piece bathroom connecting two front-facing bedrooms. The expansive primary suite offers a peaceful retreat with a walk-in closet and a 5-piece ensuite featuring dual vanities, a large soaker tub, private water closet, and a separate shower. The fully finished basement adds even more living space with a large recreation room featuring a second gas fireplace, a fourth bedroom, a full 4-piece bathroom, a flexible office/gym space, and ample storage. Enjoy your morning coffee on the charming front porch, surrounded by mature trees and timeless curb appeal. An incredible opportunity to live in one of Calgary's most sought-after inner-city neighborhoods. Welcome home.