

\$829,000 - 4259 Passchendaele Road Sw, Calgary

MLS® #A2112777

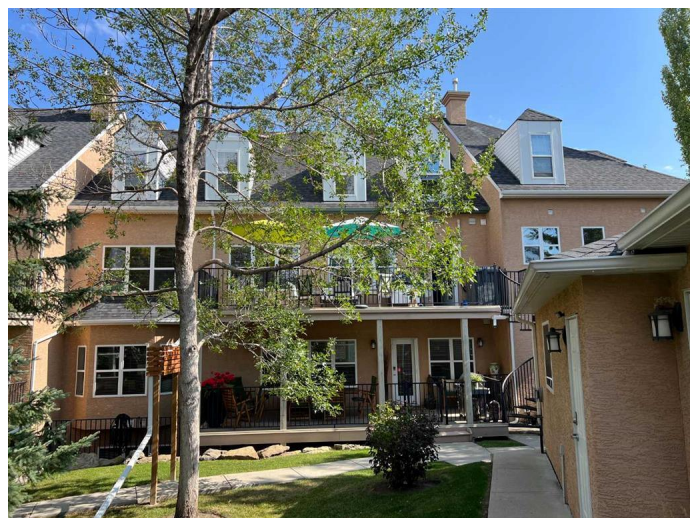
\$829,000

3 Bedroom, 3.00 Bathroom, 2,941 sqft

Residential on 0.00 Acres

Garrison Woods, Calgary, Alberta

ANYONE LOVE TO ENTERTAIN? This 'juicy,' CUSTOM DESIGNED, 3 Storey Brownstone in 'FLANDERS PASSCHENDAELE' was COOKED UP BY 2 FUSSY CHEFS --AND IT'S MOUTHWATERING! This unique Bungalow Villa Style, with just under 3000 ft² of living space, takes up the TOP 2nd/3rd floors. You will never CRAVE natural light-- a total of 23 WINDOWS--, this cathedral of light OVERLOOKS FLANDERS PARK or your own PRIVATE, TREED COURTYARD. The main floor living area (1616 ft²) has all the right ingredients: CHERRY HARDWOOD FLOORS, ROUNDED ARCHWAYS, knock down ceilings, a cozy 3 SIDED gas fireplace and an enormous deck (25'9"x 9'8"). Guests can freely float through the Dining Room, Family Room (built in entertainment centre), nook and Den w/ french doors. BUT HUNGRY BUYERS WILL AGREE -- The OVER SIZED Island kitchen is WORTHY OF A MICHELIN STAR: Granite countertops, diagonal tile backsplash, extended cabinetry w/ pantry, RAISED BUFFET STYLE MARTINI COUNTER, Stainless appliances + GAS RANGE, built-in wine fridge & recipe desk. It even has a crumb kick plate! After your nightcap retire to the penthouse. Vaulted ceilings, private den with wall of built-in cabinetry & book shelves. Large primary bedroom with 5pc ensuite (Heated slate floors, soaker tub, separate shower and his/her sinks) and large walk-in closet. 2nd Bedroom has 4pc ensuite. DOUBLE GARAGE steps from the deck. AIR



CONDITIONING. This tight knit, friendly complex, is well managed with a robust Reserve Fund and recently replaced the roof shingles and gutters. FLANDERS PASSCHENDAELE is located steps from: private schools, GARRISON SQUARE, several restaurants/bistros/coffee shops, The Military Museum, Flames Community Arenas and transit (Official WALK SCORE OF 83). Also close by: Glenmore swimming pool, THE NEW FIELD HOUSE, Lakeview golf course, Biking Velodrome, Sandy Beach OFF LEASH dog park, Tennis Academy, Elbow River Pathways(Official BIKE SCORE of 77). Don't forget to visit our 3D TOUR!

Built in 2000

Essential Information

MLS® #	A2112777
Price	\$829,000
Sold Price	\$818,845
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,941
Acres	0.00
Year Built	2000
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	4259 Passchendaele Road Sw
Subdivision	Garrison Woods
City	Calgary
County	Calgary
Province	Alberta

Postal Code T2T 6E6

Amenities

Amenities Picnic Area, Playground, Snow Storage
Parking Spaces 2
Parking Double Garage Detached, Side Entry

Interior

Interior Features Granite Counters, Kitchen Island, Walk-In Pantry, Storage, Walk-In Closets
Appliances Bar Fridge, Central Air Conditioning, Control(s), Gas Range, Range Hood, Dishwasher, Softener, Window Coverings
Heating Forced Air
Cooling Central Air
Fireplace Yes
of Fireplaces 1
Fireplaces Gas, Living Room, Mantle, Tile Surround
Basement None



Exterior

Exterior Features Playground
Lot Description Backs on to Park/Green Space, Street Lighting, Treed, Views
Roof Asphalt Shingle
Construction Brick
Foundation Poured Concrete

Additional Information

Date Listed March 21st, 2024
Date Sold April 19th, 2024
Days on Market 29
Zoning M-CG d30
HOA Fees 0.00

Listing Details

Listing Office RE/MAX House of Real Estate

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