

\$2,100,000 - 4651 Passchendaele Road Sw, Calgary

MLS® #A2131552

\$2,100,000

5 Bedroom, 3.00 Bathroom, 2,910 sqft

Residential on 0.15 Acres

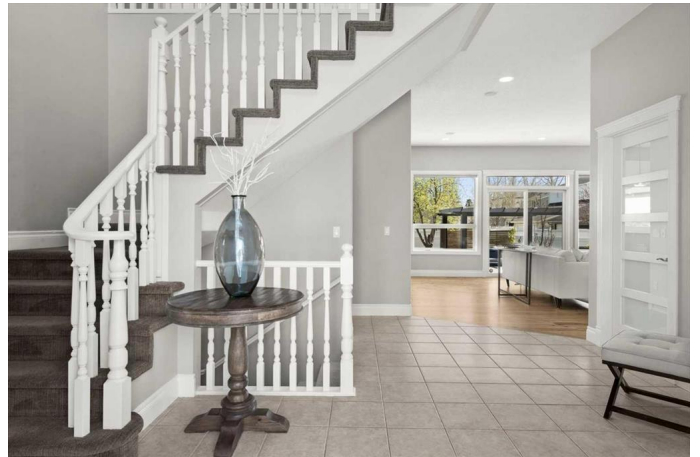
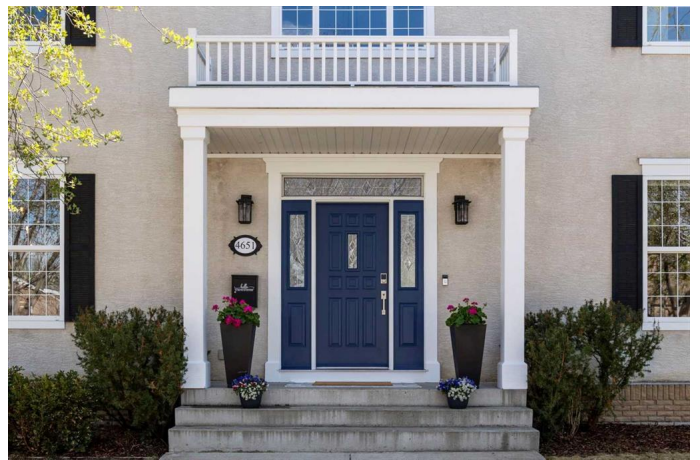
Garrison Woods, Calgary, Alberta

Nestled beside a charming park on a quiet street in one of the city's most coveted neighbourhoods, this first-time-to-market family home exudes timeless elegance and modern comfort. Sitting on a double oversized lot and one of the largest homes in the area, offering 4192 sq ft of living space with 5 bedrooms and 2.5 bathrooms.

Step inside to discover a soaring two storey foyer that sets an elegant tone. The main level boasts a fantastic layout, with spacious living areas bathed in natural light from large windows, creating a warm and inviting atmosphere for both daily living and entertaining guests.

The heart of the home is the sunny kitchen, where culinary enthusiasts will delight in the double wall oven, Bosch induction cook top, ample counter space, and walk-in pantry. From casual breakfasts at the kitchen table to elegant dinner parties in the formal dining room, this home is designed to accommodate every occasion with style and ease. The spacious office with gorgeous views of the park and surrounding mature trees will inspire you as you work.

Upstairs, the second level offers a private retreat for the whole family. The generously sized bedrooms provide comfort and tranquility, each offering ample closet space and large windows. The primary suite is a sanctuary unto itself, complete with a luxurious



ensuite bathroom and a large walk-in closet, offering a peaceful haven at the end of the day.

The lower level is all about recreation, with room to watch movies, host games night, work on hobbies and set up a home gym.

There's a 5th bedroom that is perfect for guests or teens, and a full bathroom roughed-in and ready for your design touch.

Extend your living space outside with a spacious sunny south facing deck and plenty of room in the yard for kids to play. Whether it's enjoying your morning coffee on the deck, hosting summer barbecues with friends and family, or simply relaxing in the shade of the trees, this outdoor oasis is sure to be a favourite gathering spot year-round. Enjoy ample parking including a three car garage and an RV parking pad.

Garrison Woods is one of the most walkable neighbourhoods, with great shops, restaurants and amenities right in the area. Enjoy a stroll to trendy Marda Loop or head to the nearby off-leash dog park. There are plenty of parks and playgrounds and access to the city's bike path system. Top-rated schools from Kindergarten to University are all in walking distance. With easy access to major transportation routes, you'll enjoy the best that city living has to offer while still maintaining a sense of peace and serenity at this tranquil park side home.

Built in 2001

Essential Information

MLS® #	A2131552
Price	\$2,100,000
Sold Price	\$2,165,000

Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,910
Acres	0.15
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	4651 Passchendaele Road Sw
Subdivision	Garrison Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 6C9

Amenities

Parking Spaces	6
Parking	Alley Access, Garage Faces Rear, Guest, Insulated, Oversized, RV Access/Parking, Triple Garage Detached

Interior

Interior Features	Bathroom Rough-in, Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Recessed Lighting, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound
Appliances	Central Air Conditioner, Dishwasher, Double Oven, Dryer, Garburator, Humidifier, Induction Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Gas Starter, Living Room, Mantle, Raised Hearth, Recreation Room, Tile, Wood Burning

Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Private Yard, Rain Gutters
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, Gazebo, Front Yard, Lawn, Landscaped, Level, Street Lighting, Rectangular Lot, Treed, Views
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 14th, 2024
Date Sold	May 21st, 2024
Days on Market	7
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Sotheby's International Realty Canada
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