

\$749,900 - 12, 11 Scarpe Drive Sw, Calgary

MLS® #A2146420

\$749,900

4 Bedroom, 4.00 Bathroom, 1,883 sqft

Residential on 0.00 Acres

Garrison Woods, Calgary, Alberta

Welcome to this beautifully appointed 3+1 bedroom, 3.5 bathroom townhome in the heart of Garrison Woods! Hosting almost 2,200 Sq Ft of developed living space, you can enjoy carefree condo living without sacrificing on size! Located on a picturesque, tree-lined street, Sanctuary Woods is a quiet and well-maintained complex with its very own EXCLUSIVE GREEN SPACE. Looking for something exciting to do? There's plenty of options as you're only STEPS AWAY from the many shops, amenities, and restaurants that MARDIA LOOP has to offer! As you enter, the main floor features a bright, open-concept layout with ENGINEERED HARDWOOD flooring throughout. The formal front dining area boasts a large window and plenty of space for hosting dinners. The central kitchen offers QUARTZ countertops, a tile backsplash, a central island, a granite dual basin sink with garbage disposal, and STAINLESS STEEL appliances. Adjacent to the kitchen, the spacious living room features a gas fireplace and sliding glass doors that lead to a massive, fenced-off, SOUTH FACING BACK DECK, perfect for outdoor entertaining! The back deck comes equipped with a gas line for a BBQ or potentially a heater so you can enjoy evenings on the back deck, taking in the views of starry nights, all the while being surrounded by mature trees and the condo's private green space. Moving upstairs, the 2nd floor hosts two large bedrooms that could easily double as a home



office or TV lounging room. Both rooms are conveniently connected by a Jack and Jill bathroom featuring an extended vanity, a SOAKER TUB, and a stand-up shower. Completing this level is a laundry closet with a full-sized Samsung washer & dryer plus an extra hallway closet for convenient linen storage. The primary suite occupies the ENTIRE 3rd FLOOR, offering a private retreat with a sitting area, a LARGE WALK-IN CLOSET, and a luxurious 5-piece ensuite bathroom with SOARING VAULTED CEILINGS, dual vanities, a JETTED SOAKER TUB, and a separate water closet & stand-up shower. The basement level includes a versatile bedroom with a 3pc ensuite offering flexibility so it can be used as a gym, a home office/study, or as a formal guest room. Completing this home is an OVERSIZED, ATTACHED & HEATED GARAGE with ample storage space, a discrete mechanical room, a heat recovery ventilation (HRV) unit for cleaner air and a central vacuum system. This home is steps from Marda Loop with its many amenities, goods & services, shopping and restaurants; plus, you are only minutes from Mount Royal University, 17th Ave, and Downtown. Commute around the city quickly with easy access via Crowchild Trail, or grab your bike or furry friend and explore the many parks and pathways nearby, including Sandy Beach Park and River Park Off Leash Dog Park. Contact us today for your private viewing! *VISIT MULTIMEDIA LINK FOR MORE DETAILS & FLOORPLANS!*

Built in 2003

Essential Information

MLS® #	A2146420
Price	\$749,900
Sold Price	\$760,500

Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,883
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold



Community Information

Address	12, 11 Scarpe Drive Sw
Subdivision	Garrison Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 6K9

Amenities

Amenities	Playground
Parking Spaces	1
Parking	Single Garage Attached

Interior

Interior Features	Double Vanity, Jetted Tub, Kitchen Island, See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
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Lot Description	Backs on to Park/Green Space, Landscaped, Level
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 4th, 2024
Date Sold	August 10th, 2024
Days on Market	37
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX House of Real Estate
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