

\$879,900 - 4407 Quentin Court Sw, Calgary

MLS® #A2161300

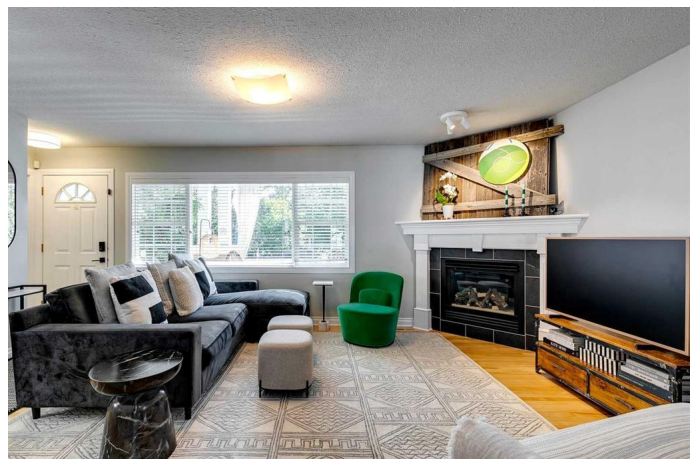
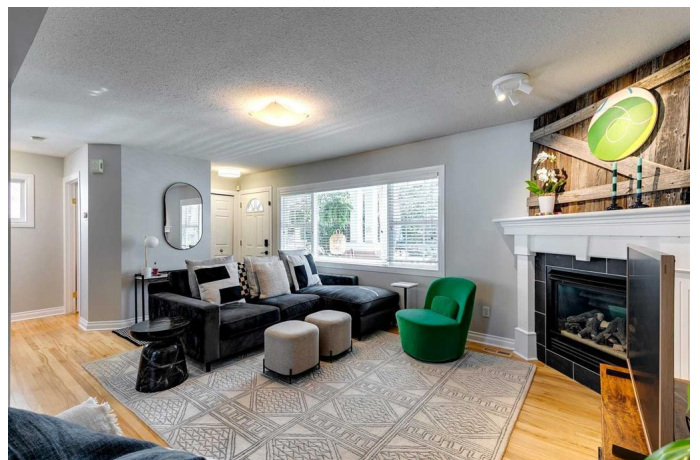
\$879,900

3 Bedroom, 3.00 Bathroom, 1,152 sqft

Residential on 0.08 Acres

Garrison Woods, Calgary, Alberta

Welcome to Quentin Court located on a beautiful tree lined cul-de-sac in one of the most remarkable inner-city communities, Garrison Woods. This spectacular detached home is sure to impress by its picturesque curb appeal situated on a 39' x 112' lot with an impressive West facing backyard including a beautiful seating area for entertaining, an oversized custom shed, an insulated double detached garage and over 1,600 sq feet of developed living space. As you approach your new home, you will be elated by the bright and welcoming front porch elevated from the sidewalk, offering privacy and comfort. Upon entry, you are greeted by an open and inviting living room with a gas fireplace, dining room and hardwood floors throughout with an abundance of natural light. The charmingly renovated kitchen offers newer hardwood floors, granite countertops, newer cabinets, newer stainless-steel appliances, and an eat-up area. The main floor is complimented by a front entrance space with closet storage and an updated 2-piece bathroom. Upstairs, there is a total of 3 bedrooms, an updated 4-piece bathroom, a decorative nook overlooking the backyard and a large linen closet. The primary bedroom can be extended into one of the smaller bedrooms, allowing for more space with a walk-in closet. The fully finished basement offers carpet throughout and an open recreation space with room for seating, a bed and home office space. The basement also includes a large



closet, storage, a new washer and dryer and an attractive 3-piece bathroom with tiled shower. This incredible home is gorgeously landscaped, offers mature trees, a beautiful garden and is perfect for a growing family. With easy access to downtown and being walking distance to some of the top-rated schools such as, Masterâ€™s Academy, Lycée Louis international de Calgary (premier French bilingual private school) and Clear Water Academy, the location canâ€™t be beat. Garrison Woods offers some amazing parks, playgrounds and pathways and is in the heart of Marda Loop, encompassing over 190 community-oriented shops, restaurants, and services. Book your private showing today.

Built in 2001

Essential Information

MLS® #	A2161300
Price	\$879,900
Sold Price	\$863,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,152
Acres	0.08
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	4407 Quentin Court Sw
Subdivision	Garrison Woods
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T2T 6B8

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Garage Door Opener, Insulated

Interior

Interior Features	Granite Counters, No Animal Home, No Smoking Home, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer Stacked
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Lawn, Landscaped, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 29th, 2024
Date Sold	September 9th, 2024
Days on Market	11
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	Real Estate Professionals Inc.
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