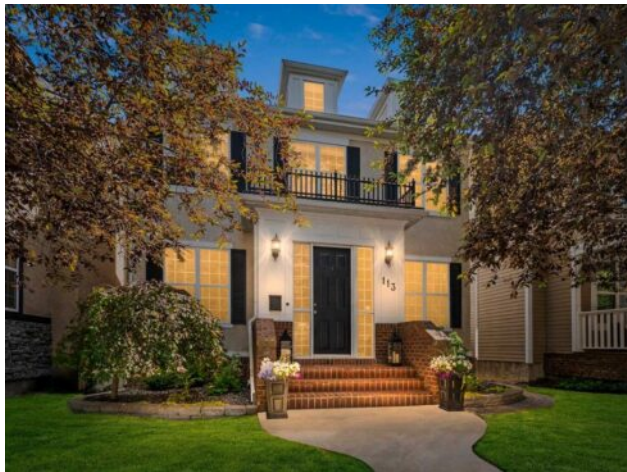


113 Ypres Green SW
Calgary, Alberta

MLS # A2323191



\$1,575,000

Division:	Garrison Woods		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,238 sq.ft.	Age:	2003 (23 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Level, Rectangular Lot, Street Light		

Heating: In Floor, Forced Air, Natural Gas

Floors: Carpet, Hardwood, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Brick, Stucco, Wood Frame

Foundation: Poured Concrete

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Features: Ceiling Fan(s), Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Skylight(s), Smart Home, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Wired for Data, Wired for Sound

Inclusions: Pro-slat garage storage system, garage heater.

Immaculate family home located on one of the best mature tree lined streets in Garrison Woods, steps away from schools and trendy Marda Loop shops without the traffic, this extensively renovated Colonial Revival-inspired residence offers the setting young families dream about. Featuring 2,238 sqft above grade, 4 bedrooms, 3.5 bathrooms and a fully finished lower level, this home is move-in-ready with high-end finishes, thoughtful function and multiple spaces designed for family fun and lasting memories. Extensively renovated in 2020, the bright main floor is defined by warm hardwood, graceful archways, tailored millwork and a soft, sophisticated palette. The formal dining room creates an elegant backdrop for holidays and celebrations, while the open-concept kitchen forms the heart of the home. Elevated shaker-style cabinetry touch the 9' ceilings, quartz surfaces, a generous island, five-burner gas stove, wine fridge and statement lighting deliver a polished custom feel with everyday practicality. It is equally suited to pancake mornings, baking with children and lively gatherings with friends. The casual dining nook with French doors to deck flows into the welcoming living room, where a handsome feature fireplace creates a warm setting for conversation, games and relaxed evenings together. Upstairs, the layout is beautifully considered for a growing family. A central bonus room illuminated by skylights offers a dedicated space for reading, play or homework. Two bedrooms share an updated full bathroom, while the serene primary retreat features a custom panelled accent wall, walk-in closet and custom California Closets storage. The spa-inspired ensuite offers heated floors, double sinks, a separate shower and freestanding soaker tub. Both upper bathrooms were updated in 2025 with clean, timeless finishes. The fully finished lower level expands the

possibilities for family living with a spacious recreation or theatre room centred around a gas fireplace, ideal sports nights, games and cozy winter weekends. Behind elegant French doors is an additional bedroom with a walk-in closet, a full bathroom and excellent storage. Outside, the professionally landscaped yard features mature greenery, zoned irrigation and a composite deck installed in 2022 with under-deck storage. The insulated, heated double garage is spray-foamed and finished with a durable Proslat storage system. Key upgrades include newer roofing, furnace, hot water tank, water softener and air conditioning. Steps from playgrounds, top-tier schools, boutiques, caf  s and local amenities and minutes from downtown and major routes this immaculate home offers the perfect balance of design, comfort and community. Beautifully cared for and ready for its next chapter, it is a home created for everyday joy, family traditions and memories that will last for years to come.