

**10A, 11 Scarpe Drive SW
Calgary, Alberta**

MLS # A2192517



\$749,900

Division:	Garrison Woods		
Type:	Residential/Five Plus		
Style:	3 Storey		
Size:	1,737 sq.ft.	Age:	2003 (22 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Garage Door Opener, Oversized, Secured, Single Garage Attached, Underground		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Low Maintenance Landscape, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 613
Basement:	Finished, Partial	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, No Smoking Home, Quartz Counters, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: All blinds, drapes, rods. Shoe storage units in front entrance/hallway. Kitchen island. Shelving in Primary Bedroom nook.

**** OPEN HOUSE SUNDAY, FEBRUARY 9, NOON TO 2 PM. **** Incredible opportunity to live in the heart of Marda Loop, just a 5-minute walk to the shops and restaurants, but nestled on a quiet street away from it all. Fully-updated executive end-unit townhome on a tree-lined street. Bright, fresh paint and warm vinyl plank flooring throughout – all just recently completed. Spacious entry with new wood accent wall and lovely dining area. Superb living room with gas fireplace and 18’ ceilings, flooded with light from an abundance of windows. Sensational kitchen with tons of soft-close cabinets, new hardware and backsplash, granite countertops, and stainless steel appliances. Second floor features loft bonus room open to below, laundry, and an amazing bedroom with three large windows looking out into the treetops and a private ensuite with soaker tub, separate shower, porcelain tile floor and quartz countertops. Delightful primary retreat covers the entire third floor. Luxurious sleeping area with dormer nook, walk-in closet and built-ins. Imagine getting ready for the day in the gorgeous ensuite with dual vanity, quartz countertops, heated porcelain tile floor, deep soaker tub, and private water closet / shower area. Need a third bedroom or flex space? Fantastic finished space in the basement with large egress windows and closet, perfect for guests, an office or a workout room. Oversized attached single garage with plenty of storage and access from the underground parkade for added security. Fabulous deck off the living room overlooking the private park out back. Central air conditioning. Extra windows on every floor give this end unit more light than most other units in the complex. A truly stunning, contemporary home in a brilliant location!