

\$995,000 - 4068 Garrison Boulevard Sw, Calgary

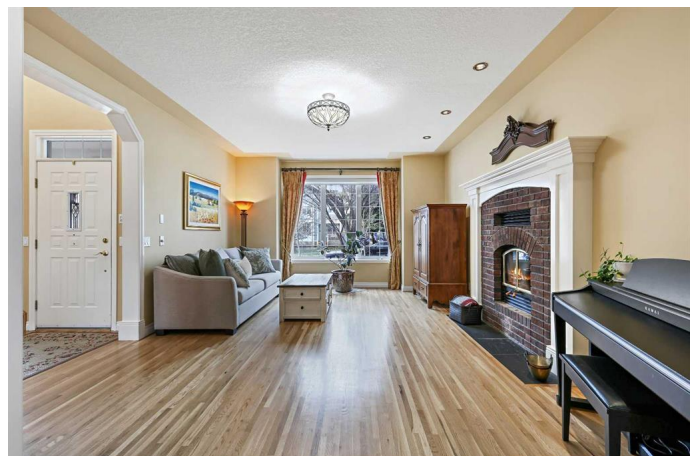
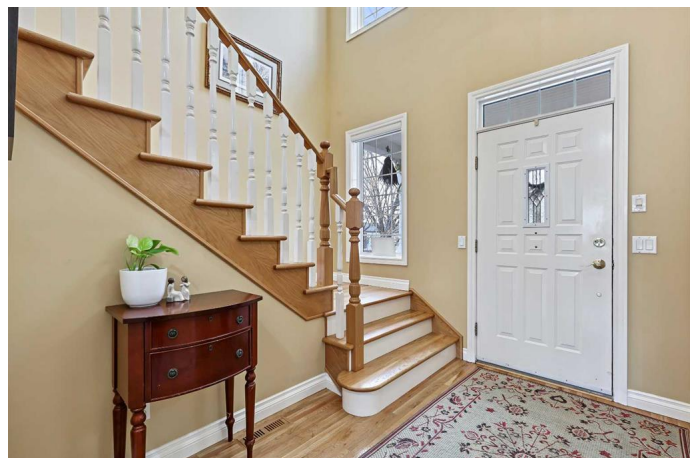
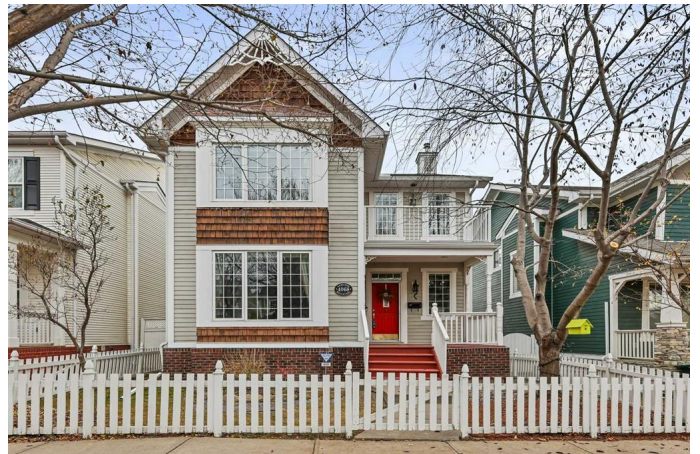
MLS® #A2268212

\$995,000

4 Bedroom, 4.00 Bathroom, 2,105 sqft
Residential on 0.09 Acres

Garrison Woods, Calgary, Alberta

Welcome to this beautifully appointed 4-bedroom family home (3 up + 1 down) in the highly desirable community of Garrison Woods. Offering over 3,000 sq. ft. of thoughtfully designed living space, this home blends timeless character with modern comfort, complete with an inviting front porch that sets the tone for what's inside. Step through the front door into a spacious foyer featuring a striking grand staircase. The bright living room is anchored by a mantled wood-burning fireplace and offers plenty of space for a piano or additional seating. French doors lead to an elegant formal dining room, ideal for hosting family gatherings or dinner parties. Perfect for the home chef, the kitchen features stainless steel appliances with a gas range, a spacious quartz raised bar, and generous storage and prep space. The sunny breakfast nook offers a lovely view of the backyard, an ideal spot for morning coffee. A practical mudroom with a brand-new washer and dryer adds convenience to daily living. With east and west exposures, this home enjoys an abundance of natural light, highlighted by 9-foot ceilings and beautiful maple hardwood floors on both the main and upper levels. Upstairs, the primary suite offers a peaceful retreat with a private balcony, perfect for morning coffee, a walk-in closet, and a luxurious ensuite featuring dual vanities, a soaker tub, and a standalone shower. Two additional spacious bedrooms and a 4-piece main bath complete the upper level. The



professionally developed lower level provides a large family room, fourth bedroom, full bathroom, and generous storage space, including wine storage. Enjoy warm evenings on the spacious deck in the private backyard. Additional highlights include central air conditioning, a newer roof (2022), newer furnace (2022) and Hot Water Tank (2022). and a detached garage. Located just minutes from Marda Loop shopping, parks, top-rated schools (including Lycée International de Calgary), and downtown, this home offers the perfect blend of convenience, comfort, and style. Don't miss your opportunity to call this exceptional Garrison Woods home yours, book your private showing today!

Built in 2001

Essential Information

MLS® #	A2268212
Price	\$995,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,105
Acres	0.09
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	4068 Garrison Boulevard Sw
Subdivision	Garrison Woods
City	Calgary
County	Calgary
Province	Alberta

Postal Code T2T 6C1

Amenities

Parking Spaces 2
Parking Double Garage Detached
of Garages 2

Interior

Interior Features See Remarks
Appliances Dishwasher, Gas Range, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating Forced Air
Cooling Central Air
Fireplace Yes
of Fireplaces 1
Fireplaces Wood Burning
Has Basement Yes
Basement Full

Exterior

Exterior Features Kennel
Lot Description Back Lane, Back Yard
Roof Asphalt Shingle
Construction Vinyl Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed November 1st, 2025
Days on Market 8
Zoning R-CG

Listing Details

Listing Office Real Estate Professionals Inc.

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