

2135 Vimy Way SW
Calgary, Alberta

MLS # A2171056



\$1,698,000

Division:	Garrison Woods		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,616 sq.ft.	Age:	2000 (24 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, Lake, Garden, Low Main		

Heating:	Boiler, In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Dry Bar, French Door, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s), Wired for Sound

Inclusions: Office desk with matching bookcase and filing cabinet Dining room table and 6 chairs 6 kitchen table chairs 2 tall tables and 6 tall chairs on back deck Theatre seating for 5 Super Chexx bubble hockey game Home theatre and audio equipment 5 mounted TV's Volleyball/tennis net for sports court

Discover this stunning residence in the heart of Altadore, situated in the highly sought-after Garrison Woods neighborhood. With over 3,650 square feet of meticulously designed living quarters, this home offers 5 spacious bedrooms, including 4 upstairs, and 3.5 elegant bathrooms, perfect for families of any size. The downstairs bedroom has a Murphy Bed to maximize flexibility. The main floor office and upstairs bonus room are perfect for kids's homework or work from home. The inviting south-facing walkout provides direct access to the nearby park, only steps away from a playground and winter skating rink, allowing you to enjoy active outdoor living. Inside, you'll find beautiful hardwood flooring throughout all levels, enhancing the home's warmth and sophistication. The lower level is equipped with in-slab heating, while heated floors in the entrance and upper bathrooms add an extra touch of comfort. This remarkable home is designed for entertaining, featuring a home theatre complete with a 92 inch acoustically transparent screen, subwoofer, and surround speakers in the wall and ceiling—perfect for movie nights or game days. Built-in speakers throughout the house and deck will let you fill the house with music. The impressive home gym leads directly to the backyard, which boasts a fantastic sports court, ideal for outdoor activities and friendly competitions on the park, all viewable from the large upper-floor deck shaded by a retractable power awning.