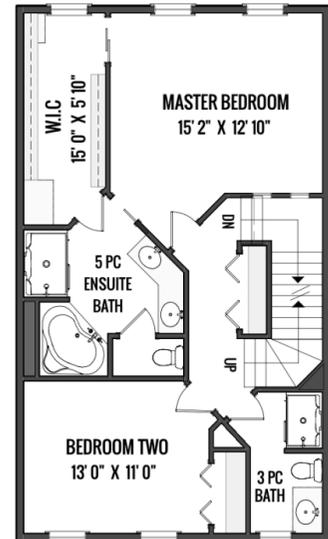


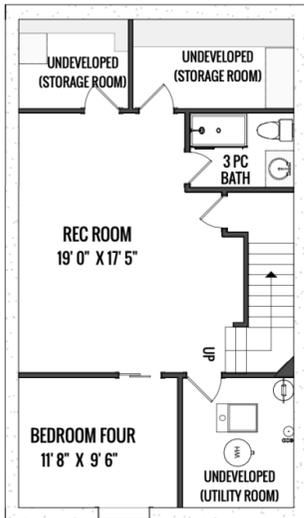
MAIN LEVEL



UPPER LEVEL



THIRD LEVEL



BASEMENT

MLS: A1128350  
 Year Built: 2003  
 Total SqFt: 2,237  
 Parking: Double Garage Detached  
 Class: Row/Townhouse  
 Type: Five Plus  
 Community: Garrison Woods  
 Taxes: \$4,421/2021  
 Condo Fee: \$639.58/Monthly

### Chris Zaharko

Phone: 403-874-0424  
 www.zaharko.com - chris@zaharko.com



# Welcome Home to

## 52 SCARPE DRIVE SW



**Chris Zaharko**  
 Associate

**ROYAL LEPAGE**  
**Benchmark**  
INDEPENDENTLY OWNED AND OPERATED, BROKER



Phone: 403-874-0424  
 www.zaharko.com - chris@zaharko.com

*Top 1% Nationally*

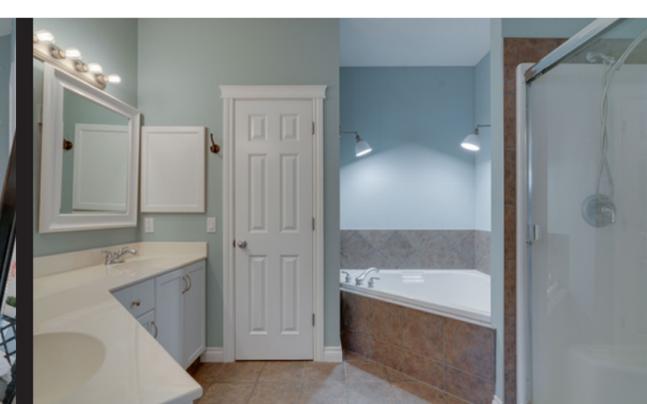
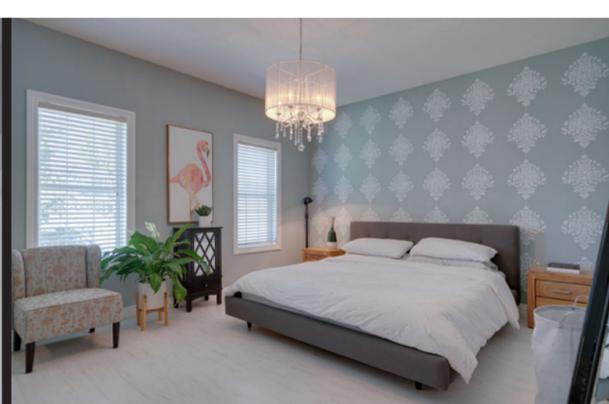


**Chris Zaharko**  
 Associate

**ROYAL LEPAGE**  
**Benchmark**  
INDEPENDENTLY OWNED AND OPERATED, BROKER

Phone: 403-874-0424  
 www.zaharko.com - chris@zaharko.com

*Top 1% Nationally*



Welcome to Garrison Woods! Over 3,000 sq ft of finished living space! Offering 4 bedrooms and 3.5 bathrooms, this beautifully updated home is move-in ready. On the main floor, the renovated kitchen features quartzite countertops, undercabinet lighting, new tile backsplash, gas range and island with breakfast bar. The French doors leading to the back patio make this space bright and open. The dining area has a coffee/dry bar and shares a 3 sided fire place with the living room making this the perfect space for entertaining. The laundry room and a half bath finish this level. The 2nd floor is comprised of 2 bedrooms and a 3 pc bath. The master suite features a 5 pc ensuite and 15' walk in closet! The 3rd level offers a huge family room and 3rd bedroom. The basement has been fully finished to accommodate a 4th bedroom, rec room, 3 pc bath and storage. Throughout this home you will find trendy new light fixtures, recessed lighting, maple hardwood, composite flooring, sliding barn doors and feature walls. New roof and hot water tank in 2021. The exterior is maintenance free! Double detached garage backing onto a paved lane. Walking distance to Marda Loop. Easy access to Crowchild Tr. Close to all amenities, schools, parks, Sandy Beach Park and Lakeview Golf Course. Minutes to Mount Royal University.

