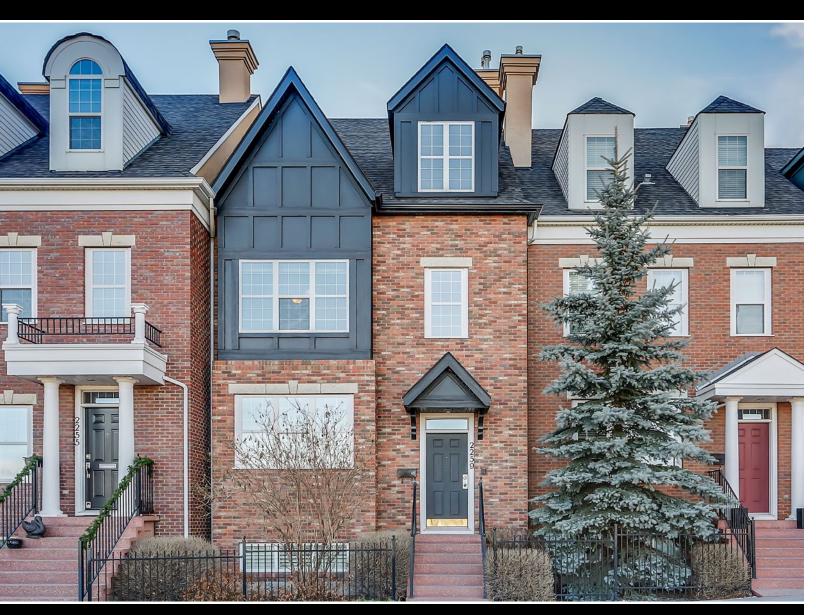
Welcome Home to

2259 Flanders Ave SW





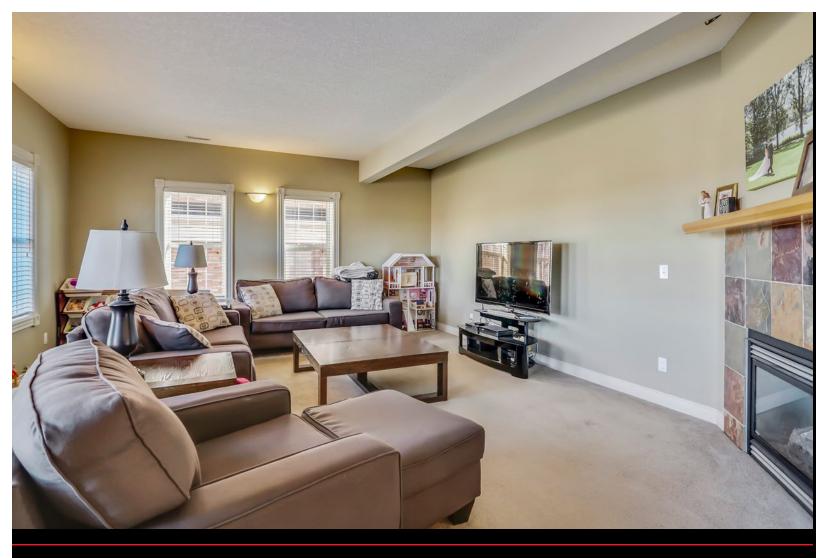
Chris Zaharko Associate

Benchmark

Phone: 403-874-0424

www.zaharko.com - chris@zaharko.com

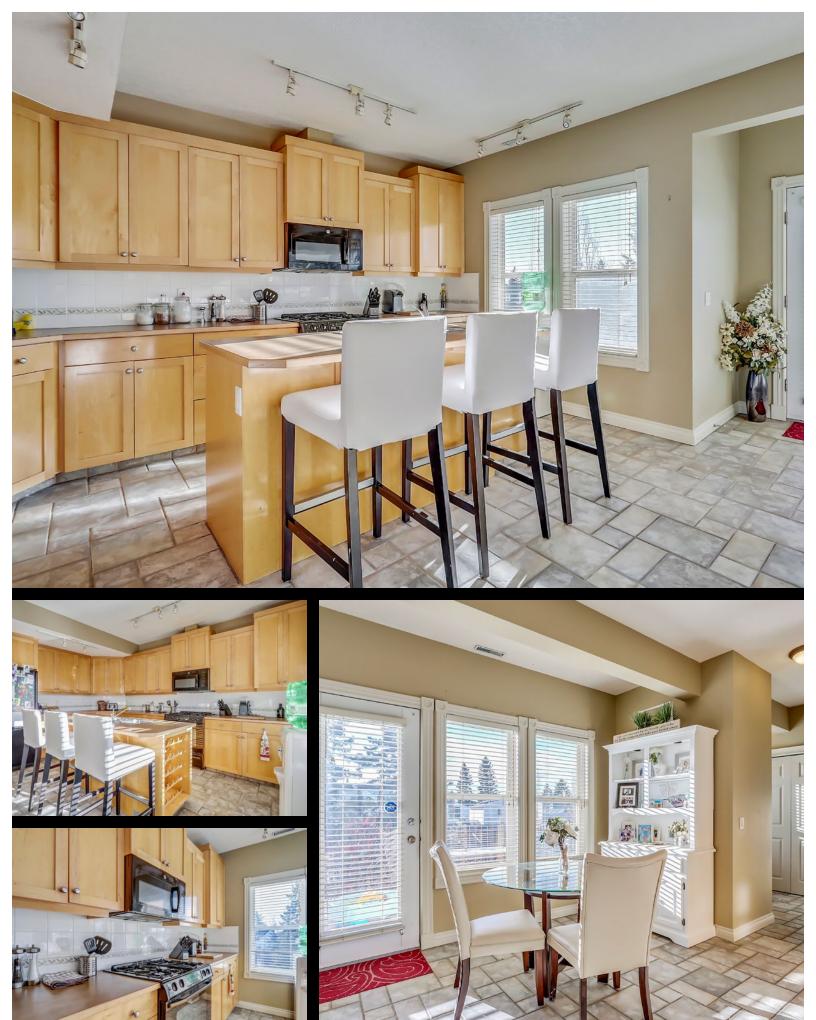
Top 1% Nationally



An exceptional townhouse located in the desirable community of Garrison Woods. Close to 3000 sq. ft. of executive living space in this 2 storey unit featuring 3 bedrooms, 3 full baths, a loft / den area and a spacious living room with a gas fireplace. Large open kitchen with maple cabinets and a centre island. Great views over the park. The master bedroom is more of a retreat, which boasts vaulted ceilings, dormer windows, a walk-in closet and large 5 piece ensuite. South facing deck and double detached garage. Walking distance to all amenities, a tot lot, private schools shopping and only 5 minutes to downtown.















MLS: C4147044

Year Built: 2000 Total SqFt: 2,941

Taxes (2015): \$4,796/2014

Goods Included: Dishwasher-Built-In, Hood Fan, Refrigerator, Stove-Gas, Window Coverings-All

Kitchen:	21'0"X14'10"	М
Dining Room:	14'0"X9'0"	М
Bkfst Nook:	11'6"X5'0"	Μ
Living Room:	20'10"X16'0"	М
Bedroom 2:	12'8"X11'8"	Μ
Laundry:	9'6"X5'4"	Μ
Utility Rm:	9'6"X7'8"	Μ
Master Bed 3:	20'10"X16'2"	U
Bedroom:	12'10"X11'0"	U
Den:	17'8"X9'10"	U

14'0"X7'0"

U

Other:





















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