

\$1,975,000 - 52 Moreuil Court Sw, Calgary

MLS® #A2200605

\$1,975,000

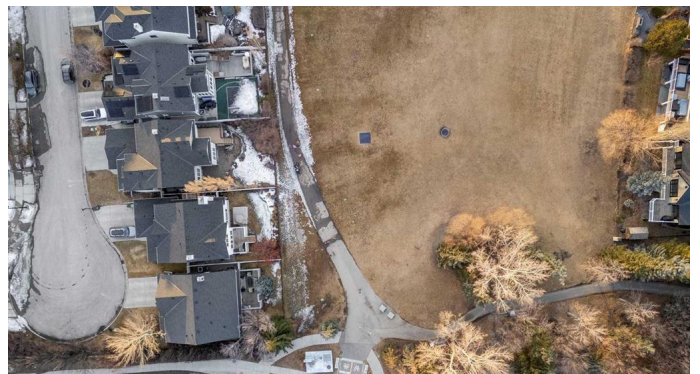
4 Bedroom, 4.00 Bathroom, 2,394 sqft
Residential on 0.10 Acres

Garrison Woods, Calgary, Alberta

OH | Friday March 14, 1:30-4:00pm & Saturday March 15, 2-4:30pm Immaculate fully updated family home on a quiet cul-de-sac, backing on to Flanders Park in desirable Garrison Woods. Featuring 4 bedrooms, 3.5 bathrooms and 3232 square feet of beautiful living space. Recent upgrades include new roof and eavestroughs 2023, full exterior painting 2024, new carpet, new dishwasher, new washer and dryer and so much more. Kids can play basketball out front in the cul-de-sac or soccer in the field out back.

As you enter, you are greeted by an inviting foyer with two story high ceilings and gorgeous stairwell. As you walk down the hall you find your perfectly located home office and a gorgeous great room with chic full height fireplace, central dining area and a wall of windows providing views of the park. Your gourmet kitchen features high end appliances, beverage station and fresh designer finishes. Extend your living space outdoors to the oversized deck just off the great room and play bocce ball with friends in the park beyond.

You will love the thoughtfully designed upper level with its primary bedroom suite that serves as a private retreat with stunning views of the park. Additionally you have a large walk-in closet, a luxurious en-suite with oversized shower, free-standing soaker tub and heated floors. There are two more generously sized



sunny bedrooms, one of which fit two beds comfortably for a shared bedroom for kids and a full washroom on the upper level.

On the lower level your fully finished basement offers a fourth bedroom, full bathroom and a large recreation room with corner fireplace, ample storage space and built-in cabinetry perfect for games night or watching movies with the family.

Garrison Woods is one of the most walkable neighbourhoods, with great shops, restaurants and amenities right in the area. Enjoy a stroll to My Favourite ice cream shop, boutique fitness studios and trendy Marda Loop shopping or head to the nearby off-leash dog park. There are plenty of parks and playgrounds as well as top-rated schools from Kindergarten to University, all within walking distance. With easy access to major transportation routes, you'll enjoy the best that city living has to offer. Come fall in love with the perfect home in the best location for families seeking both urban convenience and a tranquil retreat.

Built in 1999

Essential Information

MLS® #	A2200605
Price	\$1,975,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,394
Acres	0.10
Year Built	1999
Type	Residential
Sub-Type	Detached

Style 2 Storey
Status Active

Community Information

Address 52 Moreuil Court Sw
Subdivision Garrison Woods
City Calgary
County Calgary
Province Alberta
Postal Code T2T 6A9

Amenities

Parking Spaces 5
Parking Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Insulated, Side By Side
of Garages 2

Interior

Interior Features Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)
Appliances Central Air Conditioner, Dishwasher, Dryer, Garburator, Gas Range, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings, Bar Fridge, Humidifier, Water Purifier
Heating In Floor, Fireplace(s), Forced Air, Natural Gas
Cooling Central Air
Fireplace Yes
of Fireplaces 2
Fireplaces Basement, Gas, Living Room, Mantle, Blower Fan, Tile
Has Basement Yes
Basement Finished, Full

Exterior

Exterior Features BBQ gas line, Dog Run, Lighting, Private Entrance, Private Yard, Rain Gutters, Storage
Lot Description Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Dog Run Fenced In, Front Yard, Landscaped, Lawn, Level, No Neighbours Behind, Rectangular Lot, Treed, Underground Sprinklers, Views
Roof Asphalt Shingle
Construction Composite Siding, Stone, Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed March 13th, 2025

Days on Market 1

Zoning R-CG

Listing Details

Listing Office Sotheby's International Realty Canada

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