

\$1,600,000 - 4643 Quentin Street Southwest, Calgary

MLS® #A2149562

\$1,600,000

4 Bedroom, 4 Bathroom, 2,521 sqft
Residential on 0.09 Acres

Garrison Woods, Calgary, Alberta

Nestled on the most coveted street in Garrison Woods, this custom-built prairie-style home is a testament to contemporary design and luxury living. With over 3,600 sq. ft developed, this two-storey residence offers four bedrooms and 3.5 bathrooms, embodying elegance and thoughtful craftsmanship.

As you step inside, an open-concept main floor seamlessly integrates modern features with sophisticated style. The heart of the home is the chef-inspired kitchen, boasting custom cabinetry, top-of-the-line Wolf, Subzero, and Miele appliances, ample pantry space, and a generous island with a sleek eating bar. It's a space designed for culinary creations and memorable gatherings, effortlessly flowing into the dining area and great room.

Beyond the great room, the all-weather sunroom beckons with its fully automated systems and in-floor heating allowing you to enjoy the west-facing backyard throughout the year.

Completing this level is a modern office, offering a quiet retreat for work, and mudroom that features abundant storage and a convenient dog wash station.

On the upper floor, a luxurious master suite awaits featuring a double-sided gas fireplace that creates a serene ambiance. Whether soaking in the spa-like ensuite's deep soaker tub or rejuvenating in the steam shower, the ensuite is the perfect place to unwind. Two additional bedrooms, connected by a Jack-and-Jill bathroom, provide comfort



and privacy. The spacious laundry area with an intelligent over-sized washer and dryer add to convenience of daily living.

The lower level is designed for leisure and hospitality. A well-appointed recreation space with a gas fireplace and wet bar sets the stage for entertaining. For the fitness fan, a dedicated exercise room awaits. The fourth bedroom, with its adjacent full bath, is ideal for accommodating guests, ensuring their stay is as comfortable as possible.

Every detail throughout the home has been carefully considered to enhance daily life.

Three fireplaces, including one on each level and a double-sided fireplace in the master bedroom, add warmth and charm. The home boasts 10-foot ceilings on the main and upper floors and nine-foot ceilings on the lower level, creating a sense of openness and grandeur.

Technology and convenience were a priority in the design of this home. An integrated audio system, 3-zone in-floor heating, central air, central vac, and Ethernet connections ensure comfort and connectivity. Smart and motion switches are strategically placed to optimize electricity usage, and an environmental control system maintains an ideal indoor climate.

Outside, the beautifully landscaped yard is maintained effortlessly with an irrigation system, and the two-car heated garage offers ample storage options. Solar panels significantly reduce or even eliminate electricity bills, aligning luxury with sustainability. This home is meticulously designed and combines contemporary elegance with

functional living. Don't miss the chance to own a piece of luxury in Garrison Woods.

Built in 2012

Essential Information

MLS® #

A2149562

Price	\$1,600,000
Sold Price	\$1,585,000
Date Sold	August 22nd, 2024
Bedrooms	4
Full Baths	3
Half Baths	1
Square Footage	2,521
Lot SQFT	3,950
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Sold

Community Information

Address	4643 Quentin Street Southwest
Subdivision	Garrison Woods
City	Calgary
Province	Alberta
Postal Code	T2T6J1

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Heated Garage

Interior

Goods Included	Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home
Appliances	Built-In Oven, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Induction Cooktop, Microwave, Range Hood, Washer/Dryer, Window Coverings, Wine Refrigerator
Heating	In Floor, Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Double Sided, Gas
Basement Development	Finished, Full
Basement Type	Finished, Full

Flooring Carpet, Hardwood, Tile

Exterior

Exterior Features Garden
Lot Description Back Yard, Front Yard, Landscaped, Underground Sprinklers, Rectangular Lot
Roof Asphalt Shingle
Construction Stone, Stucco, Wood Frame, Wood Siding
Foundation Poured Concrete
Front Exposure E
Frontage Metres 10.59M 34`9"
Site Influence Back Yard, Front Yard, Landscaped, Underground Sprinklers, Rectangular Lot

Additional Information

Zoning R-C2
HOA Fees 0.00

Listing Details

Listing Office eXp Realty

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