

**2801 Dallaire Avenue SW
Calgary, Alberta**

MLS # A2171272



\$799,700

Division:	Garrison Green		
Type:	Residential/Five Plus		
Style:	3 Storey		
Size:	2,383 sq.ft.	Age:	2011 (13 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Alley Access, Concrete Driveway, Double Garage Detached		
Lot Size:	-		
Lot Feat:	Back Lane, Corner Lot, Front Yard, Lawn, Many Trees, Street Lighting, Paved		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 609
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Walk-In Closet(s)		
Inclusions:	n/a		

Rare find in the upscale neighborhood of Garrison Green , An exquisite (END UNIT) Townhome offering almost 2400 sq.ft of luxury living . plus a fully finished lower level . The unit is bathed in an abundance of natural light , large windows on every floor make this home bright and inviting . High-end finishings throughout enhance the beauty of this eye-catching floor plan . The Kitchen offers top of the line appliances , full height cabinetry and an island kitchen with granite counter-tops , with plenty of counter space and gorgeous tile flooring . The main level with beautiful hardwood floors flows seamlessly to an open living room and dining room highlighted by a feature 3 sided fireplace . The 2 upper levels offer 3 extra large bedrooms including a top floor primary suite with vaulted ceilings , a massive 5 piece ensuite and enormous walk -in closet , beautiful tile flooring , This suite exudes luxury and class . There is an upper floor laundry area for added convenience with additional storage .. The lower level is fully finished with its own full sized bath and great room . This end unit offers a spacious outdoor sitting area , newer composite deck and an oversized double detached garage with paved alley . The end unit has additional trees, landscaping and attractive wrought iron fencing adding to the spaciousness of this highly desirable location .This home is a must see to appreciate the bright and open feel it offers with sunny south and east exposure .