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A special crafted "double-mission" bannister staircase.

A luxurious master with vaulted ceilings, a casual sitting area and large picture window.



*Welcome to
2217 Vimy Way S.W.*



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Overview

Enjoy Garrison Woods Luxury is this uncompromising home of the highest quality and modern features while retaining a slice of history in the middle of Calgary's most exclusive inner city neighbourhood. Nestled in this most sought-after area you will notice the attention to detail from the very moment you approach this outstanding home. A stunning departure from the ordinary this home exudes quality and style immediately noticeable upon entering; this special crafted "double-mission" bannister staircase, gorgeous espresso stained oak hardwood flooring, a formal and combined living and dining room to host your most grande function. The chef-inspired gourmet kitchen with nutmeg stained maple cabinets, gorgeous granite counters and an island with an extended counter creating a casual eating area. Classic arched entrance frames all main floor rooms and notice the 9-foot ceilings on the main floor, soaring 2-storey ceilings at the entrance, crown-molding and the modern knock-down spantex finish. The volume of windows throughout the principle rooms is a very desirable feature and floods this home with light. The rear of the home has a very functional design, a large rear entrance and mud-room, a two-piece bath and the Great-room located directly beside the kitchen.

Thick slabs of "double-mission" oak banisters and railings lead you to the second floor where we have three generously proportioned bedrooms. The master bedroom has the luxury of a magnificent tiled en-suite, with deep soaker tub, separate shower stall and a large walk-in closet. These are just some of the features that are evident to the eye, here are the ones that are less evident but are just as important...underground sprinkler system, a 50 gallon water tank, a basement offering nine-foot ceilings, roughed-in plumbing, insulation from the ceiling to the floor and enlarged windows. The home is located on a quiet street, sits on a beautifully landscaped lot, and has a precious west-facing backyard. Garrison Woods is minutes to downtown; and a short walk to trendy "Marda-Loop".

Kitchen and Great Room

The focal point of the chef-inspired kitchen is the sheer size; with nutmeg stained maple cabinetry, capped with exotic brown granite. The island has an extended counter creating a casual eating area; and offers additional storage with the drawers and cabinetry. This entire area has hardwood flooring stained to enhance the cabinetry. Enjoy the freedom to entertain and cook; as your guests relax in the "Great-Room" or the casual eating area, you can enjoy putting the final touches to that fabulous meal. The size and spaciousness of this area, with the knock-down spantex finished high ceilings and the west-facing picture window and the connectivity of these spaces make them a point of informal entertaining or family activities

during weekends and evenings. The hardwood floors found through this area offers practicality in its easy care and beauty in its feel and colour. This is what homeowners have come to expect today in high-end finishing. Don't miss the convenience of having the concrete-stamped deck just beyond the rear entrance allowing you easy access to your bar-be-que and summer entertaining.

Living & Dining Room

The thought that went into the design of this home is an important feature, especially in the size and spaciousness of the principle rooms. The living room is graced by the arched entrance, gorgeous crown-molded ceilings and knock-down spantex, and a showpiece fireplace...making this a truly superior room. The combined dining room located directly beside the kitchen... very convenient for dinner parties. The dining room is also graced by an arched entrance and a slight separation from the living room is created by the existence of a partial wall. This room has been designed to house a cabinet within the recessed wall and has windows on either side, to add the finishing touch of elegance.

Bedrooms = 3

We know you will be pleased with the size of all three bedrooms. A luxurious master with vaulted ceilings, a casual sitting area created by the recessed wall and a large picture window within it...truly designer inspired. The en-suite has a deep soaker tub, thick slab of granite counter-tops and a stand-up shower. All the bedrooms have large East and West windows... and ensuring airflow on those warmer summer days.

Ensuite and Bathrooms

The privacy that all these bathrooms offer is very desirable; one saved for your short term guests...the other for your family and of course your en-suite for your exclusive use. The lovely ceramic tile floor matches the numerous fine touches of this home... the deep soaker-tub highlighted by the wall of glass blocks.

Conclusion

Enjoy the trend setting; extraordinary living opportunity with ultra-modern touches throughout this lovely home. Garrison Woods...a planned community... an inner city community with easy walk to everything Marda Loop offers.

To view a virtual tour of this property or for more information and pictures go to my website at www.calgaryconnection.com or contact Real Phaneuf at 403-249-4322.