

*Elegant, Spacious Living in Garrison Green  
3 Bedroom Home w/ Double Detached Garage*



*Welcome to*  
**2955 Peacekeepers Way SW**

<i>Property at a Glance</i>	
<b>2,024 sq. ft.</b> above grade	Master Bedroom <b>Loft</b> w/ Huge 5-pce <b>Ensuite</b>
<b>3 Bedrooms</b> / 2.5 Bathrooms / <b>Fireplace</b>	Fully Landscaped; backyard Patio
<b>Hardwood</b> , Ceramic Tile, and Carpeting	<b>Double Detached Garage</b>
Big walk-in Pantry, Breakfast Bar, Gas range	Granite countertops, Maple cabinetry
Custom Levelor® shades, central vac, humidifier	<b>Full basement</b> (unfinished)
Information herein deemed reliable but not guaranteed	

## Garrison Green - Central SW Location close to Recreation and Urban Life



This townhome is nestled on a charming street with a pleasing variety of architectural design. The 2 ½ storey layout with loft features over **2,000 sq. ft.** of finished living space above grade. The front bedroom has its own east-facing balcony to enjoy the morning sun. Maintenance-free aluminium deck rails. Windows feature custom Levelor® privacy shades that adjust from both the top and bottom.

The detached garage has room for 2 vehicles and extra storage. Put your BBQ on the backyard patio. Lawn care and snow removal are handled by the condo corporation.



## The Tour

Step inside and experience the bright, open layout and **9' ceilings**. Front Entry is large enough for a **deacon's bench**. Also note the good-sized coat closet with interior lighting. The home is painted in neutral colors and accented by wood trim and **maple wood floor**. A **Gas Fireplace** completes the space.

The adjacent **Dining Room** offers room for socializing while keeping the flow of conversation open. Room for your Buffet or china cabinet.



### KITCHEN

This sleek and modern kitchen features maple cabinetry, granite counter tops, and tile floor. **Stainless steel appliances** include **Gas range**, built-in microwave, dishwasher and fridge. Island has **breakfast seating** along with an under-mount sink and plug in for easy food prep. Also take a peek at the **walk-in pantry** with giant spice rack. Check emails or voicemails at the built-in telephone desk.

The kitchen connects to the back yard and garage through the **mud room**. Here you will find a double-sized closet for coats and seasonal items.



### SECOND LEVEL

Arrive at the second floor landing to find **2 bedrooms** that are delightfully large (17 ft long), a **4-pce bath** and the **Laundry room**. Bathroom has a low-flo 6L toilet, ceramic tile floor, vinyl tub surround, and **granite counter top** with under-mount sink. Brushed nickel fixtures.



### BEDROOM #1 on the SECOND LEVEL

At the rear of this level is large bedroom measuring 17' x 14'. At this size, it could easily be a **second master bedroom** for a roommate. Note the two closets with directional lighting so you can easily see inside. Currently, this space is used as a TV room with ample space for big, cozy furniture.



### BEDROOM #2 on the SECOND LEVEL

This east-facing bedroom sits at the front of the house. It is 19' x 10'2" with room for your guest bed plus an office area for you. Enjoy morning sun on the balcony.



### The Master Loft Suite

On the top floor is the master suite. Grand ensuite bath with high ceiling. Soaker tub and 4'10" long stand-alone shower with moulded benches. Separate toilet. Big walk-in closet is more like a dressing room.



### The Lower Level

The basement here is unfinished with the exception of some framing and basic electrical in place. Mechanical room houses forced air furnace, built-in humidifier to protect your hardwood floors, central vac canister and water softener.

**A beautiful home with a great layout and a great location. Make an Offer today!**