

# \$605,000 - 137 Garrison Drive, Fort Macleod

MLS® #A2228793

**\$605,000**

6 Bedroom, 4.00 Bathroom, 1,590 sqft

Residential on 0.22 Acres

NONE, Fort Macleod, Alberta

Welcome to this beautifully maintained family home in one of Fort Macleod's most desirable neighborhoods. With 6 bedrooms, 3.5 bathrooms, and a large landscaped yard, this property offers comfort, functionality, and lovely views of the historic army barracks and the mountains beyond, with no neighbours behind and a park out front.

Step inside to an open-concept main floor that's perfect for family living and entertaining. The spacious living room features a stone fireplace and large windows that flood the home with natural light. The kitchen is bright and welcoming, with big windows, a corner pantry, and large dining area. Just off the kitchen, you'll find a handy laundry area with a half bath, conveniently located off the attached double garage.

There are three bedrooms on the main floor, including a private primary suite with a 5-piece en suite featuring a soaker tub, separate shower, walk-in closet, and exterior door to the deck and hottub.

Downstairs, the fully finished basement offers three additional bedrooms, a double vanity bathroom, a large family room, and a storage room.

The large backyard is fully landscaped with mature trees, flowering blossoms in the spring, a raised garden bed, gazebo and BBQ area, a



deck with hot tub, a concrete pad perfect for a pool or outdoor games, and underground sprinklers. Recent home updates include new carpet in the basement and shingles replaced just 3 years ago.

This is a well-cared-for home in a peaceful, family-friendly area. Perfect for anyone looking for space, privacy, and scenic views.

Built in 2006

**Essential Information**

MLS® #	A2228793
Price	\$605,000
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,590
Acres	0.22
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	137 Garrison Drive
Subdivision	NONE
City	Fort Macleod
County	Willow Creek No. 26, M.D. of
Province	Alberta
Postal Code	T0L 0Z0

**Amenities**

Parking Spaces	5
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, No Smoking Home, Open Floorplan, Pantry, See Remarks, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Garden, Other, Private Yard, Rain Gutters
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Garden, Landscaped, Lawn, Level, No Neighbours Behind, Private, See Remarks, Underground Sprinklers, Views, Desert Back
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 10th, 2025
Days on Market	18
Zoning	R

## Listing Details

Listing Office	REAL BROKER
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