



GRASSROOTS
REALTY GROUP

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3505 41 Street SW
Calgary, Alberta

MLS # A2261505



\$974,900

Division:	Glenbrook		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,068 sq.ft.	Age:	2019 (6 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this Luxurious home in the sought after community of Glenbrook. With over 2900 of developed square feet, this beautiful home features a cozy living room with a gas fireplace and lots of Natural light. Next you'll find an office that is perfect for working from home plus a drop ceiling in the dining area next to the chic kitchen with oversized island and high-end Fisher & Paykel appliances. The upper floor features 7-inch manufactured oak hardwood, a large master bedroom including a 5 piece ensuite with his and her sinks, 2 additional bedrooms both with walk-in closets and a bright sitting bonus room and laundry room with sink. Downstairs features a family room, wet bar, gym and a nice size bedroom and full 3 piece bath! This west-facing backyard has a private deck and double-parking garage. This home is loaded with upgrades including Air Conditioning, high ceilings and 8 ft doors. Walking distance to parks, schools, shopping & only minutes to downtown. Call to book your private showing today!