



GRASSROOTS

REALTY GROUP

587-777-7276

yuri@grassrootsrealtygroup.ca

**2814 41 Street SW
Calgary, Alberta**

MLS # A2305623



\$950,000

Division:	Glenbrook		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,989 sq.ft.	Age:	2008 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, No Smoking Home		

Inclusions: N/A

Impeccably designed both inside & out with the finest attention to detail, this custom-built home is spectacular! Located on a 28x119 lot in the heart of Glenbrook, surrounded by trees this property offers over 2,800sqft of exquisite living space & all the upgrades you can imagine. The stucco siding and elegant stone trim adds to the street appeal. You are welcomed into the home to walnut flooring throughout the entire main floor. The main level offers 9’ knockdown ceilings and open floor plan. The kitchen boasts an upgraded stainless steel appliance package, solid wood cabinetry, quartz counters, & massive island which is a must for entertaining. The door just off the kitchen perfectly connects you to the 20’ by 10’ stamped concrete patio regardless of rain or shine. Upstairs you’ll find a primary retreat like no other featuring an intimate bedroom with city views, and bright windows. The ensuite has a free-standing soaker tub, tiled shower with 10 mm glass, and a walk-in closet that will be the envy of all your friends. Two additional upstairs bedrooms have a 4-piece bathroom to share and one with a walk-in closet. The second-floor laundry room is perfect for a busy family. The lower level consists in-floor heating, an open Rec Room with built in speakers, games area, a 4th bedroom & 4th bathroom. The double garage is fully finished and perfect to keep the snow off on cold winter nights. Other features are central A/C, exterior gas outlets, and tons of storage. A short drive to downtown and a short walk to the playground down the street makes this the best house to call your next home.