



4413 35 Avenue SW
Calgary, Alberta

MLS # A2307586



\$875,000

Division:	Glenbrook		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,014 sq.ft.	Age:	2018 (8 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Landscaped, Rectangular Lot, Street Lighting		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: All TV Mounts, Ring Doorbell, Attached shelving in Garage, Alarm, Water sensor and glass break sensors(no contract), Hide a bed.

Open House Cancelled. Welcome to this exceptional semi-detached home, fully developed and perfectly positioned on a large south-facing lot in one of the most premium pockets of Glenbrook. This is nicer than a show home, offering a perfect blend of high-end design, comfort, and everyday functionality. The open-concept main floor is truly stunning, featuring 10' painted ceilings, wide plank flooring, and floor-to-ceiling windows at both the front and back, flooding the home with natural light. The expansive dining area is ideal for hosting, while the stunning kitchen impresses with two tone cabinetry, a gas range, wine fridge, and a tiered oversized island designed for entertaining. The inviting living room is anchored by a striking fireplace and opens through double doors onto your large deck, creating seamless indoor-outdoor living and overlooking the extra-large, sun-drenched south backyard. Function meets style with a spacious mudroom and a well-appointed powder room on the main floor, designed for busy lifestyles. Upstairs, the primary suite is a true retreat, complete with a large walk-in closet and a luxurious 5-piece spa-inspired ensuite. Two additional generously sized bedrooms, a full bathroom, and convenient upstairs laundry complete this level. The fully permitted basement adds even more living space, offering a fourth bedroom, full bathroom, and a large recreation room—perfect for guests, teens, or entertaining. Loaded with upgrades, including air conditioning for summer comfort, motorized blinds in the dining room, protective window tint throughout to reduce heat and fading, and custom drapery. The double detached garage features custom storage, adding even more functionality. Beyond the home itself, you'll love the sense of community, with wonderful neighbours who truly look out for one another. Location-wise,

you're in the heart of Glenbrook — a walkable, tree-lined community filled with charm and convenience. You're just minutes from Westhills Towne Centre and Signal Hill Centre for restaurants, groceries, and everyday essentials, and even closer to local favourites like Glamorgan Bakery, Calgary Co-op Richmond Road, and Optimist Park. Top-rated schools for all ages are nearby, along with Mount Royal University, playgrounds, and off-leash areas. With quick access to Sarcee Trail and Glenmore Trail, commuting is effortless—whether you're heading downtown, west to the mountains, or anywhere in between.