



3302 39 Street SW
Calgary, Alberta

MLS # A2315020



\$879,900

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|------------------|--|---------------|-------------------|
| Division: | Glenbrook | | |
| Type: | Residential/Duplex | | |
| Style: | 2 Storey, Attached-Side by Side | | |
| Size: | 1,817 sq.ft. | Age: | 2013 (13 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Additional Parking, Alley Access, Double Garage Detached, Garage Door Op | | |
| Lot Size: | 0.07 Acre | | |
| Lot Feat: | Back Lane, Back Yard, City Lot, Corner Lot, Front Yard, Garden, Landscaped | | |

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| Heating: | Fireplace(s), Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Cedar, Stone, Stucco, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bar, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Skylight(s), Storage, Wet Bar | | |
| Inclusions: | Outdoor Storage Shed | | |

Welcome to this beautifully finished and fully developed two-storey home, offering a bright open-concept layout, quality finishes, and comfortable living spaces designed for both everyday living and entertaining. The main level features 9-foot ceilings and gorgeous hardwood flooring throughout, anchored by an expansive chef-inspired kitchen complete with stone countertops, a breakfast bar for casual dining, stainless steel appliances, and ample cabinetry for storage. The adjoining dining area flows seamlessly into the main living space, while the inviting living room showcases custom built-ins, a cozy gas fireplace, and a large window overlooking the private backyard. At the front of the home, a versatile flex room provides the perfect space for a home office, playroom, or formal dining area. A conveniently located two-piece powder room completes the main floor. Upstairs, you will find three spacious bedrooms, including a generous primary retreat featuring a walk-in closet and a spa-inspired 5-piece ensuite with dual sinks, quartz countertops, a soaker tub and a large tiled shower. A large skylight above allows you to enjoy views of the stars at night. Two additional generously sized bedrooms, a full 4-piece bathroom and an upper-level laundry room with sink complete the upper floor. The fully finished lower level offers even more functional living space with a fourth bedroom, full bathroom, and a large family room complete with a wet bar. Ideal for a home theatre, workout area, playroom, or entertaining space! Step outside to enjoy the private backyard featuring both a patio and deck, perfect for relaxing or hosting guests. Additional highlights include quiet corner lot, central air conditioning, a central vacuum system, triple-pane windows, a pet-free and smoke-free interior and a spacious double attached garage with an 8-foot overhead door. Ideally

located close to schools, parks, shopping, transit, and other amenities, this exceptional home offers the perfect balance of style, comfort and convenience!