



GRASSROOTS
REALTY GROUP

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3339 41 Street SW
Calgary, Alberta

MLS # A2324097



\$965,000

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|------------------|---|---------------|------------------|
| Division: | Glenbrook | | |
| Type: | Residential/Duplex | | |
| Style: | 2 Storey, Attached-Side by Side | | |
| Size: | 1,801 sq.ft. | Age: | 2022 (4 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.07 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Level, Low Main | | |

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|--------------------|--|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Composite Siding, Wood Siding | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Walk-In Closet(s) | | |
| Inclusions: | None | | |

Refined, luminous, and meticulously maintained, this newer move-in-ready semi-detached infill by Professional Custom Homes offers over 1,800 sq ft of above-grade living space, a fully finished basement, and a bright interior palette that feels both elevated and enduring. Pride of ownership is immediately evident throughout, with every space showcasing exceptional care and attention to detail. The main floor opens with impressive 10 ft ceilings, wide-plank engineered hardwood flooring, oversized windows, designer lighting, and a graceful open-concept layout that carries naturally from the front of the home to the rear. At the front, the dining room is framed by a large window and anchored by elegant lighting, creating a polished setting for intimate dinners, holiday gatherings, and everything in between. The kitchen is crisp, tailored, and timeless with white cabinetry, quartz countertops, stainless steel appliances, a central island with seating, full-height tile backsplash, and a refined modern palette that brings a sense of lightness throughout the main floor. Beyond the kitchen, the living room offers a warm gas fireplace, custom millwork, and dual sliding glass doors that open to the backyard, where a private patio and double detached garage complete the outdoor space with ease. Upstairs, the primary bedroom feels calm and beautifully considered, with a walk-in closet featuring custom built-ins and a spa-inspired 5 pc ensuite with a freestanding soaker tub, tiled feature wall, dual undermount sinks, full-height mirrors, and a fully tiled glass-enclosed shower. Two additional bedrooms, a sophisticated 5 pc main bathroom, and a full-sized laundry room complete the upper level with comfort and intention. Downstairs, the fully finished basement continues the home's generous feel with 9 ft ceilings, a spacious recreation room, full bathroom, fourth bedroom, and excellent

storage, offering flexibility for guests, family, work, fitness, or additional living space. Step outside to your private west-facing backyard, perfectly positioned to enjoy afternoon sunshine and Calgary's stunning evening sunsets. Situated on a generous corner lot, this outdoor retreat is designed for entertaining with a spacious patio, natural gas BBQ hookup, and an included hot tub - the perfect place to unwind year-round whether you're hosting friends or enjoying a quiet evening at home. Set on a tree-lined street in Glenbrook, this home is completed with Central AC and a double garage, is close to parks, schools, everyday amenities, and key routes including Crowchild Trail, 17th Avenue SW, Richmond Road SW, and Sarcee Trail. Bright, polished, and completely move-in ready, this is a thoughtfully finished inner-city home with the design, function, and presence buyers are looking for. ****OPEN HOUSE, SUNDAY JUNE 28, 11:00-1:00pm****