



GRASSROOTS
REALTY GROUP

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3337 41 Street SW
Calgary, Alberta

MLS # A2336494



\$865,000

Division:	Glenbrook		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,882 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, Lawn, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Quartz Counters, Wet Bar		

Inclusions: N/A

Welcome to this stunning semi-detached infill in the sought-after community of Glenbrook, offering stylish design, quality finishes, an exceptional layout for modern living & it is still under new home warranty. The bright, open-concept main floor is highlighted by impressive 10-foot ceilings, wide-plank engineered hardwood flooring, & a spacious front foyer that creates a warm first impression. The beautifully appointed kitchen is the heart of the home, featuring stainless steel appliances, soft-close cabinetry, quartz countertops, & a large central island with an eating bar—perfect for casual meals or entertaining family & friends. The inviting living room is anchored by a cozy gas fireplace & opens to the backyard through dual sliding glass doors, while the dining area is filled with natural light from a large picture window. A functional rear mudroom with a built-in bench & hooks adds everyday convenience. Upstairs, you'll find a well-designed laundry, along with a spacious primary retreat featuring a custom walk-in closet & a spa-inspired 5-piece ensuite with dual sinks, full-height mirrors, a freestanding soaker tub with a striking tiled feature wall, & a fully tiled glass-enclosed shower. Two additional generously sized bedrooms & a full bathroom complete the upper level. The fully developed basement offers even more living space with 9-foot ceilings, a large recreation room featuring a full wet bar, a spacious fourth bedroom with a walk-in closet, & a full 4-piece bathroom—ideal for guests, teenagers, or a home office. Recent updates include air conditioning & custom window blinds, adding even more comfort & value to this beautifully maintained home. Located close to parks, schools, shopping, & everyday amenities, this exceptional Glenbrook home offers the perfect combination of style, functionality, & an unbeatable inner-city lifestyle.

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