



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

3334 42 Street SW
Calgary, Alberta

MLS # A2345280



\$834,900

Division:	Glenbrook		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,844 sq.ft.	Age:	2013 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Level		

Heating:	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:	High Ceilings, Kitchen Island, No Smoking Home		

Inclusions: all wall mounted shelves, blinds in basement

Welcome to this bright and sunny family home offering exceptional space and versatility across three levels, with over 2700 SF of developed living space you will not be disappointed. With 4 bedrooms and 4 bathrooms, there's room for everyone to live, work, relax, and entertain comfortably. The private front entrance welcomes you into this move-in ready home with the convenience of a large home office. The open-style main floor boasts a spacious kitchen made for families and entertaining, right down to the gas stove and cabinets to the ceiling. The bright living room features a gas fireplace, large east windows and adjoins a flexible dining area. The main floor also offers a private 2pc bath. The east facing back yard is fully fenced and offers a great deck for outdoor R&R. Upstairs you'll find the spacious primary retreat featuring a luxurious 5-piece ensuite and walk-in closet, as well as 2 more bedrooms and 4 pc bath. You'll find the laundry room upstairs so convenient. The fully finished lower level offers a generous recreation room with additional space for family gatherings, movie nights, a home gym or your own personal retreat. There is a 4th bedroom with a walk-in closet as well as a 3-piece bath. This home features 2 furnaces, and recent updates include painting and a new hot water tank in 2024. This move-in-ready home is complete with a double detached garage. All conveniently located in the much-loved community of Glenbrook – easily accessible to downtown or weekend mountain getaways - an easy walk or even shorter bus ride to 45th street LRT Station. Don't miss out on a fantastic opportunity to call this home yours.