

**3323 39 Street SW
Calgary, Alberta**

MLS # A2241117



\$994,900

Division:	Glenbrook		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,946 sq.ft.	Age:	2022 (3 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: TV wall mounts on main floor and basement

***OPEN HOUSE* SAT July 19 12:30 - 2:30.** Welcome to this meticulously designed 2-storey modern infill, offering over 2,500 sq ft of refined living space on a beautiful tree-lined street in Glenbrook. With 3+1 bedrooms, 3.5 baths, and an abundance of upscale features, this home blends luxury, comfort, and functionality in every detail. Step inside to soaring 10' ceilings on the main and 9' ceilings on the upper and lower levels, complemented by rich engineered hardwood, carpet and tile flooring throughout. The heart of the home is a chef-inspired kitchen featuring a large island for entertaining, premium appliance package with a 6-burner gas stove, wall oven & microwave, french door fridge/freezer, integrated dishwasher, and an undermount farmhouse sink. The spacious dining area is anchored by a custom feature wall, while the bright and airy living room offers a cozy gas fireplace and seamless access to your private backyard oasis — complete with a deck, gas BBQ hookup, and low maintenance green space. Upstairs, a versatile loft/office area is perfect for working from home. Retreat to the luxurious primary suite with 14' vaulted ceilings, a custom walk-in closet, and a spa-like 5-piece ensuite with heated floors, free standing tub and separate shower. Two additional bedrooms, a stylish full bath, and a convenient laundry room with sink complete the upper level. The fully finished basement includes a spacious media room with built-ins, a wet bar with beverage fridge, a 4th bedroom, full bath, and a custom gym with rubber flooring and privacy glass. The basement is roughed in for in-floor heating. Additional highlights include custom closet built-ins throughout, a functional mudroom with built-in bench and hooks, a double detached garage, central A/C, and a built-in speaker system throughout the home. This home is ideally located close

to schools, sports fields, and shopping, with convenient access to both Stoney Trail and Glenmore Trail — making it easy to get around the city and beyond.