

3505 41 Street SW  
Calgary, Alberta

MLS # A2261505



**\$974,900**

|                  |                                       |               |                  |
|------------------|---------------------------------------|---------------|------------------|
| <b>Division:</b> | Glenbrook                             |               |                  |
| <b>Type:</b>     | Residential/House                     |               |                  |
| <b>Style:</b>    | 2 Storey                              |               |                  |
| <b>Size:</b>     | 2,068 sq.ft.                          | <b>Age:</b>   | 2019 (6 yrs old) |
| <b>Beds:</b>     | 4                                     | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Double Garage Detached                |               |                  |
| <b>Lot Size:</b> | 0.07 Acre                             |               |                  |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Rectangular Lot |               |                  |

|                    |                                                                                                           |                   |      |
|--------------------|-----------------------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                                                                                                | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Tile                                                                                              | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                                                           | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full                                                                                            | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Wood Frame                                                                                                | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                                                                           | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Bar, Built-in Features, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Walk-In Closet(s) |                   |      |

**Inclusions:** N/A

Welcome to this Luxurious home in the sought after community of Glenbrook. With over 2900 of developed square feet, this beautiful home features a cozy living room with a gas fireplace and lots of Natural light. Next you'll find an office that is perfect for working from home plus a drop ceiling in the dining area next to the chic kitchen with oversized island and high-end Fisher & Paykel appliances. The upper floor features 7-inch manufactured oak hardwood, a large master bedroom including a 5 piece ensuite with his and her sinks, 2 additional bedrooms both with walk-in closets and a bright sitting bonus room and laundry room with sink. Downstairs features a family room, wet bar, gym and a nice size bedroom and full 3 piece bath! This west-facing backyard has a private deck and double-parking garage. This home is loaded with upgrades including Air Conditioning, high ceilings and 8 ft doors. Walking distance to parks, schools, shopping & only minutes to downtown. Call to book your private showing today!