



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

3337 42 Street SW
Calgary, Alberta

MLS # A2213704



\$979,900

| | | | |
|------------------|---|---------------|------------------|
| Division: | Glenbrook | | |
| Type: | Residential/Duplex | | |
| Style: | 2 Storey, Attached-Side by Side | | |
| Size: | 1,905 sq.ft. | Age: | 2020 (5 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Alley Access, Double Garage Detached, Insulated, Off Street | | |
| Lot Size: | 0.07 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Landscaped, Level, Rectangular Lot | | |

| | | | |
|--------------------|--|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Aluminum Siding , Stone, Stucco, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Recessed Lighting, Soaking Tub, Stone Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar | | |
| Inclusions: | N/A | | |

Welcome to this meticulously maintained, luxury semi-detached residence located in the highly desirable community of Glenbrook. This exceptional 4-bedroom, 3.5-bathroom, two-storey home combines elegant design with superior craftsmanship and high-end finishes throughout, offering nearly 2,730 sq ft of beautifully developed living space. As you step inside, you are greeted by an open-concept layout that exudes warmth and sophistication. The soaring 10-foot ceilings and expansive windows amplify space and light, creating a welcoming ambiance. Engineered hardwood floors seamlessly guide you through the main living areas, leading to a chef-inspired kitchen that is a culinary enthusiast's dream. Featuring two-tone ceiling height cabinetry with soft close features, undermounted lighting, and equipped with built-in appliances. The stainless-steel appliances include a gas cooktop with a custom hood fan, a built-in wall oven & microwave, a dishwasher, & an Electrolux Professional Series side-by-side refrigerator. An oversized quartz island that fits up to 5 people, making it perfect for both everyday cooking and entertaining guests. The kitchen flows effortlessly into the living and dining areas, ideal for hosting gatherings or enjoying quiet evenings at home. The west facing living area centres on an inset gas fireplace with full-height tile & custom millwork with floating shelves, the perfect place to un-wind and entertain with family and friends. Adjacent is the rear entry, while a large mudroom with a built-in cabinets and bench keep you organized when entering the home from the rear entry. As you ascend to the upper level the primary bedroom offers gorgeous, vaulted ceilings, & doors with expansive windows that embrace the east morning sun, a stunning 5-pc ensuite with heated tile floors, quartz countertops with dual undermount sinks, a fully tiled walk-in

shower with a niche and bench, and a free-standing soaker tub, plus a large walk-in closet with custom-millwork. The two additional bedrooms feature walk-in closets with built-ins & share the main 4-pc bath with a modern vanity & a full-height tiled tub/shower combo, and are situated next to the fully finished laundry room with loads of cabinet space, a sink, and an expansive countertop. The fully finished lower-level features plush carpet, a spacious rec room with a wet bar, built-in cabinetry, one additional generous sized bedroom, and a full 4-piece bathroom for a growing family and/or guests. Step outside to discover your own professionally landscaped paradise. The west facing backyard is a haven for outdoor living, complete with a fully finished deck and a low maintenance design so you can enjoy BBQ season. Adding to the home's convenience is a double detached garage with epoxy flooring, offering ample space for vehicles and storage.