



GRASSROOTS
REALTY GROUP

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3518 41 Street SW
Calgary, Alberta

MLS # A2213846



\$899,000

Division:	Glenbrook		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,776 sq.ft.	Age:	2013 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance Landscap		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	RC-G
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, See Remarks, Skylight(s), Soaking Tub, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

Inclusions: 3 Large Blue Outdoor Planters

Stunning Infill in the Heart of Glenbrook! This beautifully maintained home stands out with numerous upgrades that add exceptional value. Featuring a classic, timeless interior, the open-concept main floor showcases a chef-inspired kitchen complete with quartz countertops, a gas cooktop on the island, generous amount of full-height cabinetry and central A/C. Upstairs, you'll find generously sized bedrooms, a full bathroom, and convenient laundry. The vaulted primary suite offers a built in walk-in closet and a two-way fireplace that leads into a luxurious ensuite with heated tile floors, a steam shower, and double vanities. The fully finished basement adds even more living space, including a fourth bedroom, full bath, a cozy family room, and a stylish wet bar—perfect for entertaining. Additional features include professional landscaping with artificial turf at the rear, a beautiful aggregate patio with pergola, stone and stucco exterior, gas line roughed in for garage or patio, premium Hunter Douglas window coverings, new LG stainless steel refrigerator, central vacuum roughed in, Skylight over the stairs and much more. Located close to schools, transit, shopping, and other amenities, this home offers both style and convenience. Don't miss your chance—book your private showing today!