



GRASSROOTS
REALTY GROUP

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

3511 40 Street SW
Calgary, Alberta

MLS # A2218304



\$949,900

Division:	Glenbrook		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,965 sq.ft.	Age:	2019 (6 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, Lawn, Rectangular Lot		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: None.

Located across from a greenspace, this sleek & bright 3+1 bedroom home in the mature community of Glenbrook offers over 2,800 sq ft of developed living space with a modern farmhouse vibe. The open main level presents wide plank hardwood floors, high ceilings & is illuminated by recessed lighting & stylish light fixtures, showcasing a spacious front dining area which flows effortlessly into the chef-inspired kitchen tastefully finished with quartz counter tops, large island/eating bar, plenty of storage space & stainless steel appliance package. The living room anchored by a feature fireplace surrounded by built-ins is adjacent to the kitchen, creating a perfect entertaining space. A 2 piece powder room & mudroom with convenient built-in storage complete the main level. The second level hosts 3 bedrooms, a 4 piece main bath & laundry room with sink & storage. The primary retreat boasts a walk-in closet & dazzling 5 piece ensuite with heated floors, dual sinks, soothing jetted tub & separate shower. Basement development with roughed in in-floor heat, introduces a large family/media room with wet bar, fourth bedroom & 4 piece bath. Outside, enjoy the sunny west back yard with patio & access to the double detached garage. This home provides an incredibly convenient location, close to schools, parks, grocery stores, hardware stores, gyms, movie theatres, public transit & has easy access to Richmond Road, 33rd Avenue & 37th Street.