



**GRASSROOTS**  
REALTY GROUP

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**2035 41 Street SE**  
**Calgary, Alberta**

**MLS # A2243200**



**\$499,000**

<b>Division:</b>	Forest Lawn		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,750 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Low Maintenance Landscape, Rectangu		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Jetted Tub, No Animal Home, No Smoking Home, Pantry, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** NA

Step into this stunning, fully rebuilt home and feel right at home from the moment you enter. The main floor welcomes you with a perfectly sized living room featuring brand-new vinyl flooring with lots of natural lighting. Just around the corner, you'll find a beautifully designed two-piece bathroom. The heart of the home is the spacious kitchen with a pantry, ample newly installed cabinetry, and brand new stainless steel appliances, including a dishwasher, refrigerator, and electric stove. Adjacent to the kitchen is a generously sized dining area, perfect for family gatherings. Steps away, the inviting family room offers a cozy ambiance with its electric fireplace, making it the ideal space for relaxing and creating lasting memories. Heading upstairs, you'll be impressed by the elegant staircase with a sleek railing design. The primary suite is a true retreat, featuring a spacious walk-in closet and a luxurious five-piece ensuite, complete with a stand-up shower, his-and-hers vanity and a relaxing jetted tub. The second bedroom offers ample space, a large window that lets in abundant natural light, and its own walk-in closet. The third bedroom is spacious and bright. The entire second level, including the staircase, is finished with plush, high-quality carpet for added comfort. The basement features a brand-new washer and dryer and is left unfinished, providing endless possibilities for future development. Additional highlights include a brand-new air conditioning system, freshly installed siding, and a brand-new roof, ensuring peace of mind for years to come. This is a rare opportunity to own a completely rebuilt home with modern finishes and thoughtful design. You won't want to miss out on owning this stunning home!