

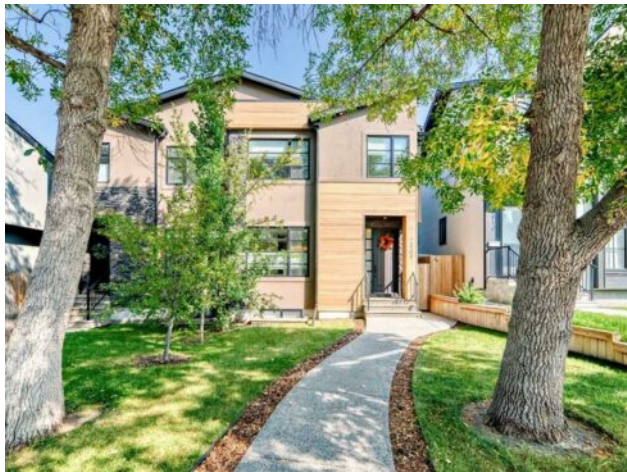


**GRASSROOTS**  
REALTY GROUP

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**2808 39 Street SW**  
**Calgary, Alberta**

**MLS # A2255093**



**\$930,000**

<b>Division:</b>	Glenbrook		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,919 sq.ft.	<b>Age:</b>	2015 (10 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, Level, Rectangular Lot		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Walk-In Closet(s), Wet Bar		
<b>Inclusions:</b>	Shuffleboard, Mudroom Bench		

AMAZING LOCATION in sought after GLENBROOK! This beautifully finished 1,919 ft<sup>2</sup>, 4-bedroom home welcomes you with an inviting entrance that sets the tone for the thoughtful details throughout. The front dining room features up/down blinds for comfort and privacy, enhanced by wainscoting that adds a touch of character. The kitchen is thoughtfully appointed with quartz countertops, two-toned cabinets, double built-in ovens, upgraded appliances, a garburator, and a 5-burner gas stove. The east-facing living room is warm and inviting with a gas fireplace framed by custom bookshelves and built-in cabinetry. At the rear, a well-planned mudroom with storage and a bench keeps everyday family life organized. Upstairs, you'll find three spacious bedrooms, including a serene primary suite with a custom walk-in closet, blackout/sheer blinds, and a spa-inspired 6-piece ensuite with heated floors, a jetted tub, and a stand-alone shower with a rain head. A sizeable laundry room with cabinets, sink, and folding counter adds both convenience and function. The fully developed basement is designed for entertaining and relaxation with a large family room, wet bar, shuffleboard table, an additional bedroom, and a 4-piece bathroom with in-floor heating. Additional highlights include central air conditioning, aggregate sidewalks, a mature lawn and trees, and a double garage outfitted with slat walls for organization. This inner-city gem is only minutes from downtown, with parks, schools, and convenient transit nearby.