



GRASSROOTS
REALTY GROUP

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

4420 33 Avenue SW
Calgary, Alberta

MLS # A2264426



\$849,900

Division:	Glenbrook		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,082 sq.ft.	Age:	2011 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Additional Parking, Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Other, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Vinyl Windows, Wired for Sound		
Inclusions:	Basement Fridge, Outdoor Speakers		

This is the one you've been waiting for, the biggest semi-detached listing in Glenbrook! The perfect location, situated right across the park/skating rink on a corner lot. They just don't make them like this anymore, as these corner lots are now home to 8 or even 10 units. The benefits to you are a massive front yard, extra space in the backyard and of course, what we're all looking for - more square footage! As you enter, you'll appreciate the large entryway. A must for anyone with kids or pets or both and often overlooked on new builds. South facing light pours into the main floor den, perfect for a home office or kids playroom. The open concept kitchen/dining/living area are ideal for entertaining, with a large quartz-topped island and a dining room that is part of the action, not on the other side of the house. Loads of natural light pour in through the back door and windows and with no space sacrificed in the living room. Upstairs is where you will start to appreciate how this place stands out against the others. Over 1,100 sq ft on the upper floor, giving you a massive primary bedroom as well as 2 additional bedrooms, laundry and another bathroom. A noticeable upgrade, the hardwood floors carry up the stairs and throughout the upper floor. Walk through the spa-like primary bathroom (with heated floors) and prepare to be blown away at the primary bedroom closet - basically the size of another bedroom! Custom built-in shelving to display all of your clothes, in fact, you may need to go shopping for more just to fill this closet up. I can promise you, you will NOT find another closet like this. Down in the basement, you'll find another bedroom and a large family room with a second fireplace and a bar, the perfect place to watch a game. The whole house is wired for sound, with additional speakers in the backyard. A fully private backyard with a little extra space next to the insulated double garage

for more storage, not to mention central AC to keep you cool in the summer. Price per square foot, there is no better value in this neighbourhood. Book your showing today!