



**GRASSROOTS**  
REALTY GROUP

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**3513 42 Street SW**  
**Calgary, Alberta**

**MLS # A2275508**



**\$1,024,900**

<b>Division:</b>	Glenbrook		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,915 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Gentle Sloping, Landscaped, Rectangular Lot, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<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>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Stone Counters, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		
<b>Inclusions:</b>	N/A		

**\*\* BRAND NEW INFILL READY FOR IMMEDIATE POSSESSION \*\*** French Country Style, 2 Storey infill, with WEST facing back yard, nestled on a whisper quiet tree lined street in Glenbrook! Check out these these stunning features: 3+1 bedrooms, chef's kitchen with 10' quartz island/waterfall island/high end appliance package, 10 foot ceilings on main floor / 9 foot ceilings upper & basement, upper office/loft area, cozy gas fireplace, amazing master retreat with 5-piece spa like master bath/roughed-in steam shower/walk-in closet/heated floors, stunning hardwood & tile flooring, custom built-ins in EVERY closet & mudroom, large dining room with chic feature wall, large functional mudroom, roughed-in in-floor heat (in-slab) in basement & roughed-in A/C, double detached garage, good sized WEST backyard with large deck & BBQ line, basement wet bar, towering 14 FOOT vaulted ceiling in master bedroom, 3.5 baths, upper laundry room with sink & much more! Location is amazing - in the heart of Glenbrook on a super quiet tree lined street, all schools close by, only 5 min to DT & easy access to all amenities! This masterpiece comes with bumper to bumper warranty (1, 2, 5, 10) & all landscaping is complete - sidewalks/rear deck/fences & gates/stucco privacy wall & sod! Call today for details! IMMEDIATE POSSESSION! Please note - pictures are of a similar/recent build.