



GRASSROOTS
REALTY GROUP

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

3112 40 Street SW
Calgary, Alberta

MLS # A2282841



\$1,069,000

Division:	Glenbrook		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,071 sq.ft.	Age:	2025 (1 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	See Remarks	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Suite: Refrigerator, Dishwasher, Electric Stove, Microwave/Hood Fan Combo, Washer/Dryer Stacked

Glenbrook's Finest! Step into a bright and inviting open-concept main floor where function meets elevated design. At the front of the home, a beautiful formal dining area sets the stage for stylish gatherings and elegant dinner parties. Just beyond, the chef-inspired kitchen boasts a massive waterfall quartz island, double-wide fridge, Bosch cooktop, wall oven, and dishwasher. Adjacent to the island, a thoughtful prep and storage area includes a built-in bar fridge and extended cabinets with convenient pull-out drawers—keeping everything organized and within easy reach for seamless entertaining. Warm neutral tones, built-in ceiling speakers, and timeless finishes create the perfect backdrop for both daily living and hosting with ease. At the rear of the home, a cozy fireplace lounge flows effortlessly onto a sprawling east-facing deck—ideal for enjoying quiet sunny summer mornings or relaxed evenings. Just off the kitchen, a spacious mudroom offers even more custom cabinetry to store your family's essentials. Upstairs, a versatile loft area offers the perfect spot for a home office or reading nook. The massive primary retreat features heated floors in the spa-inspired ensuite, and a deep soaker tub. Two additional generously sized bedrooms and a stylish four-piece bath complete the upper level. Downstairs, the home offers even more flexibility with a bright and spacious legal basement suite (pending final City of Calgary approval). Featuring two private bedrooms and a large open living area, this level is ideal for extended family, guests, or future rental income. This home isn't just beautifully finished—it's a thoughtful investment in style, space, and long-term potential.