



**2804 49 Street SW
Calgary, Alberta**

MLS # A2294875



\$1,025,000

Division:	Glenbrook		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,948 sq.ft.	Age:	1959 (67 yrs old)
Beds:	5	Baths:	3 full / 2 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Corner Lot, Front Yard, Landscaped, Lawn, Rectangular Lot, See		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding , Brick, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, See Remarks, Separate Entrance, Solar Tube(s), Storage, Vinyl Windows, Wet Bar

Inclusions: Fridge in laundry room, Shed. Hot tub negotiable.

This is the kind of home families wait for — and it delivers in every way! Bright, spacious, and filled with natural light throughout the day, this standout property offers over 3600 SF OF DEVELOPED LIVING SPACE across four incredible levels! The main floor features an expansive living and dining area, highlighted by a large bay window that floods the space with sunlight. The kitchen is both functional and inviting, complete with a central island that's perfect for everyday living, family time, or entertaining. It opens seamlessly to the dining area and a sunken family room, where you'll spend countless nights cozying up to your wood-burning fireplace, watching shows or gathering with family and friends. Upstairs, you'll find four generously sized bedrooms, a full bathroom and a flex space. The lower level offers a truly unique primary bedroom. It's private, spacious, and thoughtfully designed with built-in bookshelves, room for a reading nook, dual closets, and a large 5-piece ensuite featuring double sinks, a tiled shower, and a soaker tub. You'll also love the oversized laundry and mudroom - a must have for busy households, with plenty of space to keep everything organized and out of sight! The basement continues to impress with two separate rec rooms! One is set up as a classic games room with a pool table, darts, ping pong, and a wet bar — an incredible space for entertaining. The second offers flexibility for a home gym, or additional entertainment area. There's also a large storage room with a window that could easily be converted into a SIXTH BEDROOM! Step outside to your beautiful backyard on a large corner lot, complete with an exposed aggregate patio, pergola, hot tub area, and plenty of room for kids to play. You'll also love the double detached garage, a perfect finishing touch to this already impressive outdoor

space. Lovingly maintained and updated over the years, this home offers exceptional space, flexibility, and a layout that truly works for real life. Located in the established and highly desirable community of Glenbrook, you'll enjoy tree-lined streets, great schools, Optimist Park, easy access to transit and the LRT, and a quick 10-minute commute to downtown. Homes of this size and caliber rarely come available. This is a one-of-a-kind, unique property that you will feel proud to call home.