



3524 41 Street SW
Calgary, Alberta

MLS # A2299920



\$875,000

Division:	Glenbrook		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,863 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Landscaped, Lawn, Low Mainten		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Smoking Home, Recessed Lighting, Soaking Tub, Storage, Tankless Hot Water, Vinyl Windows		
Inclusions:	None		

Welcome to this beautifully designed Cardel home in the heart of Glenbrook, one of Calgary's most charming and established communities. With its mature tree-lined streets, easy access to parks, schools, shopping, and quick downtown routes, Glenbrook offers a vibrant, convenient lifestyle where neighbours genuinely connect, appealing to families and professionals alike. This is not an everyday infill, this property reflects thoughtful design, quality construction, & a floor plan that truly works for real life. From curb appeal to interior finishes, you can feel the difference. As you step inside, you're welcomed by a generous foyer with a spacious front closet that sets a warm, organized tone for the rest of the home. Just off the entrance, a bright front room overlooks the lovely tree-lined street, making it an ideal home office, reading room, or creative studio. The heart of the home is the sun-drenched open concept kitchen, dining, & living area. Large windows flood the space with natural light, creating an inviting atmosphere for both everyday living & entertaining. The kitchen offers abundant cabinetry & generous prep space, giving home cooks room to spread out while still feeling connected to guests or family in the adjoining dining & living areas. Upstairs, the thoughtfully planned upper level is designed for comfort & practicality. A well sized laundry room keeps the chore zone conveniently close to the bedrooms. Two secondary bedrooms offer great space for kids, guests, or a second office, while the stunning primary retreat anchors the floor. The primary suite features dual closets & a luxurious five piece ensuite with double vanities, a relaxing soaker tub, & a separate glass shower, creating a private, spa like escape to start & end your day. The fully developed basement, you'll find a comfortable guest bedroom & full bathroom, ideal for guests. A large

recreation area offers endless possibilities. With the basement already roughed in for a wet bar, you have the option to further elevate the space. Outside, the backyard is designed for maximum enjoyment with minimal upkeep. You'll appreciate sun throughout the day, a cozy sitting area perfect for morning coffee or evening drinks, and low-maintenance turf grass. Practical upgrades complete the picture. Central air conditioning keeps the home comfortable through Calgary's warmer months, while the tankless water heater helps provide efficient, on-demand hot water. A front irrigation system helps maintain the exterior with ease, & the large double garage offers secure parking for two vehicles along with ample room for bikes, tools, & seasonal gear. From sunrise in the east yard to cozy evenings in the living room, every inch of this Cardel built Glenbrook home has been designed to make daily life feel just a little more exceptional.