



4728 41 Avenue SW
Calgary, Alberta

MLS # A2147834



\$849,000

Division:	Glamorgan		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	1,834 sq.ft.	Age:	1972 (52 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Front Yard, Lawn, Landscaped, Level, Recta		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Smoking Home, Walk-In Closet(s)		

Inclusions: NA

Nestled on a tranquil street in the well-established community of Glamorgan, this stunning updated 2-story split home on a large 53'x110' lot offers ample space and exceptional features. The welcoming entry boasts sprawling hardwood floors that lead into a spacious living room and dining area. The modernized kitchen features newer cabinets, granite countertops, and stainless-steel appliances. Step down into the cozy family room, complete with a wood-burning fireplace and patio doors opening to an impressive solarium – the perfect spot for your morning coffee. The upper floor includes three generously sized bedrooms and two full bathrooms, including a master suite with a 3-piece ensuite bathroom and walk-in closet. The basement is an entertainer's dream, with a large recreation room, wet bar, laundry room with sink, and an 4-piece bathroom featuring a jetted tub and separate shower. Additional highlights include a main floor office to work-from-home, an oversized single attached garage, a wide driveway offering ample parking, and a large yard with mature trees, providing a serene setting rarely found in newer communities. Newer furnaces, tankless hot water, triple pane windows in the great room, dishwasher and microwave hood fan, flooring, pocket doors on the upper level, interior and exterior paint, potlights, landscaping, toilets and fully renovated solarium are just a few of the recent updates for you to enjoy!