



**4819 41 Avenue SW
Calgary, Alberta**

MLS # A2158655



\$739,900

Division:	Glamorgan		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,026 sq.ft.	Age:	1971 (53 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Granite Counters		

Inclusions: none

Welcome to your home in the prestigious Glamorgan neighborhood, where luxury meets functionality. This expansive residence boasts over 2,000 square feet of thoughtfully designed living space, perfectly blending modern convenience with timeless elegance. The floor in this home is finished with, hardwood, tile, and linoleum, ensuring durability and elegance throughout. With 4 bedrooms, 2.5 bathrooms, and a layout designed for both practicality and style, this home offers the perfect balance of comfort and sophistication. . The convenience of a tankless hot water system ensures you'll always have a steady supply of hot water on demand. Inside, the main floor welcomes you with an open-concept design that seamlessly integrates the living and dining areas with a generously sized kitchen. This layout fosters a sense of spaciousness and connectivity, perfect for both everyday living and entertaining. The main floor also features a full bathroom. The master bedroom is a true retreat, completed with a stylish half-bath ensuite for your private comfort. Two more bedrooms complete this floor. The lower level with its separate entrance is equally impressive, offering a vast bedroom with a luxurious 4-piece ensuite, a versatile rec room, storage space, and a sauna for ultimate relaxation. Step outside into your private oasis—a huge backyard with sprinklers that's arguably the largest in the neighborhood. Whether you're hosting summer barbecues or simply enjoying a quiet evening under the stars, this enormous outdoor space offers endless possibilities. In the backyard, you'll immediately notice the impressive oversized detached garage. Attached to this spacious garage is a dedicated handyman shop, ideal for all your DIY projects and creative endeavors Don't miss the opportunity to own this exceptional property in one of the most sought-after neighborhoods. Your perfect

home awaits!