



THE
A-TEAM

**RE/MAX
FIRST**

4416 35 Avenue, Calgary T3E 1B3

MLS®#: **A2113171**

Area: **Glenbrook**

Listing Date: **03/08/24**

List Price: **\$1,099,900**

Status: **Active**

County: **Calgary**

Change: **+\$100k, 13-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2024**
Lot Information
Lot Sz Ar: **3,024 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,889**
Low Sqft:
Ttl Sqft: **1,889**

DOM

73
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

Construction: **Wood Frame**
Flooring: **Carpet,Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**
Kitchen Appl: **Dishwasher,Dryer,Gas Stove,Microwave,Range Hood,Refrigerator,Washer**
Int Feat: **High Ceilings,Kitchen Island,Open Floorplan,Quartz Counters,Soaking Tub,Storage,Vaulted Ceiling(s),Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	14`7" x 11`11"
Dining Room	Main	11`0" x 11`0"
Bedroom	Second	12`0" x 10`5"
Laundry	Second	8`2" x 5`11"
Game Room	Basement	17`2" x 15`6"
2pc Bathroom	Main	0`0" x 0`0"
4pc Bathroom	Second	0`0" x 0`0"

Room	Level	Dimensions
Kitchen	Main	19`4" x 8`10"
Bedroom - Primary	Second	13`0" x 11`0"
Bedroom	Second	11`4" x 10`3"
Bedroom	Basement	10`4" x 10`1"
Exercise Room	Basement	14`1" x 12`1"
3pc Bathroom	Basement	0`0" x 0`0"
5pc Ensuite bath	Second	0`0" x 0`0"

Legal/Tax/Financial

Title:

Zoning:

Fee Simple
Legal Desc:

2211318

R-C2

Remarks

Pub Rmks: ***Visit Multimedia Link for Full Details & Floorplans!*** European-inspired **DETACHED INFILL** COMING SUMMER 2024 TO **GLENBROOK!** A rare find, this Eurocentric detached home with over 2,630 total sq ft, extensive **CUSTOM MILLWORK**, plus other **DESIGNER UPGRADES** throughout makes this a dream home opportunity! And it all starts with the design. Detailed stonework, arches, steep peaks, oversized windows the height of the exterior, and a custom lit and gated front courtyard create a stunning curb appeal masterfully crafted by John Trinh & Associates (JTA Design). As an award-winning designer based in Calgary, Alberta, you know your one-of-a-kind home is formed with precision and excellence by experts who are passionate about their craft. Located in sought-after Glenbrook, this brand-new home is steps to the Glenbrook Community Assoc., Optimist Athletic Park, and within a walkable distance to a plethora of shops, restaurants, and recreation at Westhill Shopping Centre. Supporting local has never been more convenient, either, with Glamorgan Bakery a couple of blocks away and 26th Ave local shops (Luke's Drug Mart, Model Land, and more) a short 7-min bike ride down the road! Although tucked away on a quiet street, you have easy access to Sarcee Trail and Richmond Rd. Stylish and functional, discover luxurious finishings on the main floor with soaring 11' ceilings, 8' passage doors, and wide-plank oak hardwood flooring. The kitchen features quartz countertops, custom cabinetry with soft-close hardware, and a hidden walk-in pantry. The oversized central island has LED skirting, bar seating, and a built-in beverage fridge. The stainless steel appliance package includes a gas cooktop and a built-in wall oven/microwave. A built-in bench resides in the rear mudroom, along with a full walk-in rear entry closet. A wood-wrapped staircase leads upstairs to the vaulted primary suite, featuring an oversized walk-in closet, heated ensuite floors, a fully tiled walk-in shower, dual vanity, and a freestanding soaker tub. 9' ceilings in the fully developed basement create a spacious rec area w/ a separate area for a home gym with roughed-in ceiling speakers. Other upgrades include a rough-in swim spa, rear deck, low maintenance landscaping, and custom arch window in the master. There are no sacrifices when you live at 4416 35 Ave SW - follow the multimedia links to learn more about this rare, detached infill while you can! ***RMS are taken from builder's plans and subject to change upon completion.**

Inclusions: **None**
Property Listed By: **RE/MAX House of Real Estate**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









