



THE
A-TEAM

**RE/MAX
FIRST**

2812A 40 Street, Calgary T3E 3J6

MLS®#: **A2156537**

Area: **Glenbrook**

Listing Date: **08/18/24**

List Price: **\$1,199,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2024**

Lot Information

Lot Sz Ar: **4,620 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,027**

Low Sqft:

Ttl Sqft: **2,027**

DOM

125

Layout

Beds: **5 (3 2)**

Baths: **3.5 (3 1)**

Style: **3 Storey**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

Back Lane,Back Yard,Dog Run Fenced In,Low Maintenance Landscape,Street Lighting,Rectangular Lot Alley Access,Double Garage Detached

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **None**

Construction: **Composite Siding,Stucco,Wood Frame**
Flooring: **Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Gas Cooktop,Microwave,Microwave Hood Fan,Refrigerator**
Int Feat: **Closet Organizers,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Quartz Counters,Separate Entrance,Vaulted Ceiling(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	17`5" x 12`5"
Dining Room	Main	10`4" x 11`8"
2pc Bathroom	Main	5`5" x 4`11"
Walk-In Closet	Upper	17`11" x 5`9"
Bedroom	Upper	9`11" x 9`11"
Laundry	Upper	7`8" x 6`6"
5pc Ensuite bath	Upper	10`5" x 10`4"

Room	Level	Dimensions
Kitchen	Main	24`0" x 8`0"
Mud Room	Main	12`8" x 5`2"
Bedroom - Primary	Upper	13`0" x 13`0"
Bedroom	Upper	10`7" x 10`0"
Bonus Room	Upper	10`11" x 8`1"
4pc Bathroom	Upper	8`9" x 5`4"
Bedroom	Suite	12`6" x 10`8"

Bedroom
Living Room
4pc Bathroom

Suite
Suite
Suite

10`9" x 10`0"
14`10" x 12`5"
9`9" x 4`11"

Kitchen
Furnace/Utility Room

Suite
Lower

9`2" x 7`9"
11`0" x 5`8"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C2

1365AH

Remarks

Pub Rmks:

NOW MOVE-IN READY! Here is the high-end, luxury infill you've been waiting for! This 5-BED, 3.5-BATH DETACHED home in beautiful GLENBROOK won't last long, with its well-thought-out floorplan and 2-BED LEGAL BASEMENT SUITE (subject to permits & approval by the city)! Glenbrook is an incredible community for families of any size, with inner-city living complimented by large lots and mature trees, with direct access to the Optimist Athletic Park and Arenas, Glenbrook Off Leash Area, Glenmeadows School, Turtle Hill, and all the shopping and amenities in the Westhills/Signal Hill shopping district. A large front door with a glass insert brings in lots of light as you are greeted in the foyer, with a built-in bench and hooks. The main level showcases an open-concept floor plan with the dedicated dining room starting it off with oversized West-facing windows flooding the entire level in natural light. The immaculate chef's kitchen has no detail overlooked, with an extra-long central island with bar seating and a nook extension for everyday meals, a modern and timeless tile backsplash, ceiling-height shaker cabinetry, and a full stainless steel appliance package including a double-wide French door fridge, a gorgeous gas cooktop, dishwasher, wall oven and microwave, and space for a beverage fridge. The custom millwork extends into the large living room, with upper shelving and counters on either side of the inset gas fireplace, with direct access to the private deck through the 3-panel regency garden doors. The private powder room sits discreetly off the main living area with designer lighting and a tiled floor. Upstairs, a large bonus room greets you immediately, with a breathtaking vaulted ceiling with skylight, shining light on the inset gas fireplace! The primary suite also features a vaulted ceiling, large windows, an extra-long walk-in closet with built-in shelving, and a luxurious 5-pc ensuite complete with skylight, dual vanity, a freestanding soaker tub, and an oversized walk-in shower. Two secondary bedrooms with built-in closets, a main 4-pc modern bath, and a fully equipped laundry room complete the upper floor. Downstairs, the fully developed 2-bed suite (subject to permits & approvals by the city) is ready for your family, equipped w/ a private side entrance! The U-shaped kitchen offers you tons of space for everyday cooking and enjoying meals on the quartz counters and island with bar seating, ceiling-height cabinetry, a stainless steel appliance package, and a large window above the undermount skink. There is also a spacious living area, two large bedrooms, each with walk-in closets, a modern 4-pc main bathroom, and a separate laundry space! Outside, the DOUBLE DETACHED GARAGE and alley access make it even more convenient for storage and everyday living. Don't wait, let's chat about this incredible home today!

Inclusions:
Property Listed By:

n/a
RE/MAX House of Real Estate

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













