



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: **1,414 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,027**
Low Sqft:
Ttl Sqft: **2,027**

DOM

31
Layout
Beds: **5 (3 2)**
Baths: **3.5 (3 1)**
Style: **3 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Dog Run Fenced In,Low Maintenance Landscape,Street Lighting,Rectangular Lot**
Park Feat: **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	18`8" x 11`11"
Dining Room	Main	12`2" x 10`6"
Bedroom - Primary	Second	13`1" x 13`0"
Bedroom	Second	10`10" x 10`0"
Bonus Room	Second	11`0" x 8`9"
Bedroom	Basement	11`0" x 10`0"
Kitchen	Basement	10`8" x 8`8"
2pc Bathroom	Main	
5pc Ensuite bath	Second	

Room	Level	Dimensions
Kitchen	Main	22`3" x 8`8"
Mud Room	Main	12`8" x 5`2"
Walk-In Closet	Second	17`10" x 5`0"
Bedroom	Second	10`11" x 9`6"
Laundry	Second	8`1" x 5`5"
Kitchen	Basement	13`0" x 10`3"
Game Room	Basement	17`0" x 12`4"
4pc Bathroom	Second	
4pc Bathroom	Basement	

Title:
Fee Simple
Legal Desc:

Zoning:
R-C2

1365AH

Remarks

Pub Rmks: **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



2812A 40th Street SW





