



THE
A-TEAM

**RE/MAX
FIRST**

3320 42 Street, Calgary T3E 3M6

MLS®#: **A2159264**

Area: **Glenbrook**

Listing Date: **08/23/24**

List Price: **\$995,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,873

Year Built:

2024

Low Sqft:

Ttl Sqft:

1,873

Lot Information

Lot Sz Ar:

3,002 sqft

Lot Shape:

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,Level,Rectangular Lot
Double Garage Detached,Garage Faces Rear**

DOM

27

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

2

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Other**

Construction:

Stone,Stucco,Wood Frame

Flooring:

Carpet,Ceramic Tile,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Gas Range,Microwave,Range Hood,Refrigerator,Washer

Int Feat:

High Ceilings,Kitchen Island,Open Floorplan,Quartz Counters,Tankless Hot Water

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Office	Main	12`0" x 11`8"	Kitchen	Main	13`6" x 10`4"
Dining Room	Main	11`2" x 7`11"	Living Room	Main	14`6" x 12`7"
Mud Room	Main	5`8" x 3`11"	2pc Bathroom	Main	5`7" x 4`10"
Bedroom - Primary	Second	13`9" x 11`7"	5pc Ensuite bath	Second	16`1" x 9`6"
Walk-In Closet	Second	7`10" x 5`11"	Bedroom	Second	11`10" x 9`9"
Bedroom	Second	9`11" x 9`9"	4pc Bathroom	Second	9`6" x 4`11"
Laundry	Second	9`6" x 6`2"	Game Room	Basement	18`2" x 10`4"

Bedroom
3pc Bathroom

Basement
Basement

13`3" x 13`1"
12`4" x 5`6"

Walk-In Closet
Storage
Legal/Tax/Financial

Basement
Basement

6`7" x 4`5"
6`7" x 4`6"

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG Residential - Grade-

TBD

Remarks

Pub Rmks:

Amazing opportunity to purchase a brand new LUXURY HOME in the popular south-west neighbourhood of Glenbrook. Situated on a wonderful tree-lined street, close to schools, parks, shopping, and transit. With 4 BEDS/3.5 BATHS this two-storey property provides over 2500 SQ.FT. OF TOTAL LIVING SPACE. With a FINISHED BASEMENT, and DOUBLE DETACHED GARAGE. The home is bright and airy and filled with natural light from the expansive windows, 9ft ceilings, glass stair railing , and the 2nd floor skylight. Smartly designed and exuding quality this property provides a very contemporary look with HARDWOOD FLOORING, WOOD CABINET DOORS, QUARTZ COUNTERS, and GAS RANGE. On the main floor you will find a open foyer with coat closet, a den overlooking the front landscaping. Leading into the open plan living area is a CUSTOM KITCHEN with ceiling height cabinetry, and spacious island with counter and bar height seating. The living area features a gas fire place with geometric tile surround and custom built-ins on either side. The dining area is set out with a custom chandelier. A smart mudroom with bench seating and coat hooks leads out to the raised deck- a perfect place for BBQing, this also provides access to the back yard and the garage. Finishing off the main floor is a convenient half bathroom. On the 2nd floor you will find a master bedroom with VAULTED CEILINGS, walk-in closet, and an elegant ensuite bathroom. The ensuite bathroom has a double vanity, a statement FREE-STANDING BATHTUB with chandelier, and a separate toilet and shower room. There are two great-sized bedrooms on this floor which overlook the quiet street, a family bathroom, and a luxurious laundry room with laundry sink and storage. In the basement you will find a generous recreation/family room, a large 4th bedroom with walk-in closet, and a full bathroom with oversized shower. Also, on this level there is a finished storage room which could be used as a small den space. Plus, the mechanical/storage room with instant hot water heater, high efficiency furnace, and sump pump. Built by Stonehenge Builders the property features modern exterior styling complemented by black metal-clad vinyl windows. The garage is currently under completion and the back yard is to be landscaped and fencing added. Book a tour today and see why this would be a smart move for you!

Inclusions:
Property Listed By:

N/A
2% Realty

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









