



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3320 42 Street, Calgary T3E 3M6**

MLS® #: **A2159264**

Area: **Glenbrook**

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

List Price: **\$939,000**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 06-Nov**

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:

DOM

**90**

Layout

Beds:

**4 (3 1)**

Baths:

**3.5 (3 1)**

Style:

**2 Storey,Side by Side**

Parking

Ttl Park:

**2**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

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

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

**Office**

**Dining Room**

**Mud Room**

**Bedroom - Primary**

**Walk-In Closet**

**Bedroom**

Level

**Main**

**Main**

**Main**

**Second**

**Second**

**Second**

Dimensions

**12`0" x 11`8"**

**11`2" x 7`11"**

**5`8" x 3`11"**

**13`9" x 11`7"**

**7`10" x 5`11"**

**9`11" x 9`9"**

Room

**Kitchen**

**Living Room**

**2pc Bathroom**

**5pc Ensuite bath**

**Bedroom**

**4pc Bathroom**

Level

**Main**

**Main**

**Main**

**Second**

**Second**

**Second**

Dimensions

**13`6" x 10`4"**

**14`6" x 12`7"**

**5`7" x 4`10"**

**16`1" x 9`6"**

**11`10" x 9`9"**

**9`6" x 4`11"**

Laundry  
Bedroom  
3pc Bathroom

Second  
Basement  
Basement

9`6" x 6`2"  
13`3" x 13`1"  
12`4" x 5`6"

Game Room  
Walk-In Closet  
Storage

Basement  
Basement  
Basement

18`2" x 10`4"  
6`7" x 4`5"  
6`7" x 4`6"

Legal/Tax/Financial

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 TRIPLE PANE 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 FLOORS, 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 lawned back yard and the private double 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 BOILER, high efficiency furnace, and sump pump. The exterior is modern and complemented by black metal-clad vinyl windows. Built by the exceptional custom homebuilder 'Stonehenge Homes Inc' the property features unparalleled craftsmanship and attention to detail. modern exterior styling 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









