

3535 40 Street, Calgary T3E 3K3

MLS®#: **A2162826** Area: **Glenbrook** Listing Date: **09/06/24** List Price: **\$1,089,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **5,995 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard,Landscaped,Rectangular Lot**
 Park Feat: **Double Garage Detached**

Finished Floor Area

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

DOM

13
Layout
 Beds: **5 (3 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stucco,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Laminate,See Remarks,Tile,Vinyl**
 Sewer: Ext Feat: **Private Yard** Water Source: **Poured Concrete**
 Kitchen Appl: **Bar Fridge,Built-In Oven,Dishwasher,Dryer,Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer**
 Int Feat: **Breakfast Bar,Built-in Features,Chandelier,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Low Flow Plumbing Fixtures,No Animal Home,No Smoking Home,Open Floorplan,Recessed Lighting,Separate Entrance,Soaking Tub,Stone Counters,Storage,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	6`11" x 7`2"	Dining Room	Main	13`4" x 11`3"
Kitchen	Main	15`9" x 19`6"	Living Room	Main	13`4" x 11`3"
Mud Room	Main	6`9" x 12`2"	Loft	Upper	10`8" x 8`10"
Laundry	Upper	9`3" x 5`9"	Kitchen	Basement	12`8" x 10`11"

Living Room	Basement	12`8" x 10`6"	Furnace/Utility Room	Basement	8`9" x 8`10"
Bedroom - Primary	Upper	13`5" x 18`1"	Walk-In Closet	Upper	9`2" x 6`1"
Bedroom	Upper	9`10" x 11`5"	Bedroom	Upper	10`0" x 14`10"
Bedroom	Basement	10`1" x 11`8"	Bedroom	Basement	13`9" x 10`2"
2pc Bathroom	Main		5pc Ensuite bath	Upper	
4pc Bathroom	Upper		4pc Bathroom	Basement	

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-C2**
 Legal Desc: **2411312**

Remarks

Pub Rmks: ****Rare and HIGHLY DESIRABLE lot location** Located in one of the most coveted southwest communities in Calgary sits a BRAND NEW Luxury home surrounded by MATURE TREES and OVERLOOKING a massive GORGEOUS GREEN PARK with the financial bonus of a LEGAL 2 BEDROOM SUITE in the basement. Stunningly designed with designer influences and high-end upgrades this home is an impressive sanctuary for any busy family. Chic lighting and park views create a casually elegant atmosphere in the dining room. The gorgeous chef's dream kitchen inspires culinary adventures featuring stunning stone detailed backsplash and countertops that contrast beautifully with the full-height white cabinets and stainless steel appliances. A gas cooktop, a massive breakfast bar island and a separate serving bar with beverage storage further adds to the allure of this outstanding space. Adjacently, the living room encourages relaxation in front of the floor-to-ceiling focal fireplace with fantastic built-ins and backyard views, all illuminating the engineered hardwood floors. A mudroom with built-ins leads from the rear yard to the stylish powder room for a quick clean-up upon entry. Upstairs a great loft area is a perfect office, study or casual gathering space. The primary bedroom is a calming oasis with park views, a custom walk-in closet and a lavish ensuite boasting dual sinks, a deep soaker tub overlooking the park and an oversized rain shower. Both additional bedrooms on this level are spacious and bright with easy access to the 4-piece bathroom. Upstairs Laundry conveniently completes this level, no need to haul loads up and down the stairs. Entirely private from the upper levels the legally suited basement creates incredible income potential or a beautiful and private space for multi-generational living. Gorgeously designed in the same quality finishes as the rest of the home this level impresses with a full kitchen that includes stainless steel appliances, a large living area, a full bathroom, 2 bedrooms and separate laundry room, no need to share with the upper levels! Barbeque or unwind on the large patio while kids and pets play in the grassy yard privately fenced and nestled behind the double detached garage. Ideally located in the highly sought-after community of Glenbrook. Incredibly located mere minutes from Richmond Road, West Hills Towne Centre and Signal Hill Centre with seemingly infinite shopping, restaurant and entertainment options as well as Westbrook Mall, Optimist Athletic Park, North Glenmore Park and Weasel Head. Transit, parks, playgrounds and schools are all within walking distance. A quick commute to MRU and downtown too. This stunning home has it all!**

Inclusions: **Washer, dryer, refrigerator, stove, dishwasher and microwave hood fan in the basement suite**
 Property Listed By: **eXp Realty**

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









