



THE
A-TEAM

**RE/MAX
FIRST**

3140 46 Street, Calgary T3E 3W8

MLS®#: **A2168939**

Area: **Glenbrook**

Listing Date: **10/03/24**

List Price: **\$950,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1959**

Lot Information

Lot Sz Ar: **5,737 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,340**
Low Sqft:
Ttl Sqft: **1,340**

DOM

15
Layout
Beds: **4 (2 2)**
Baths: **3.0 (3 0)**
Style: **Bungalow**

Parking

Ttl Park: **4**
Garage Sz: **3**

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Front Yard,Garden,Landscaped**
Park Feat: **Heated Garage,Insulated,Triple Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Fire Pit,Garden**

Construction: **Stone,Stucco**
Flooring: **Hardwood,Slate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Freezer,Garage Control(s),Gas Range,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Ceiling Fan(s),Central Vacuum,Closet Organizers,Kitchen Island,Open Floorplan,Storage,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	12`6" x 13`11"	Entrance	Main	12`6" x 4`0"
Hall	Main	3`0" x 12`0"	Bedroom	Main	9`0" x 12`4"
3pc Bathroom	Main	5`0" x 10`2"	Bedroom - Primary	Main	15`10" x 9`1"
Walk-In Closet	Main	9`1" x 6`0"	Kitchen With Eating Area	Main	12`3" x 15`3"
4pc Ensuite bath	Main	8`0" x 4`11"	Living Room	Main	17`11" x 21`9"

Mud Room	Main	6`11" x 6`4"	Family Room	Basement	17`2" x 15`0"
Game Room	Basement	25`1" x 15`9"	Laundry	Basement	3`9" x 4`11"
3pc Bathroom	Basement	6`8" x 7`6"	Storage	Basement	7`10" x 6`0"
Furnace/Utility Room	Basement	4`8" x 11`10"	Bedroom	Basement	12`11" x 11`2"
Bedroom	Basement	11`2" x 12`0"			

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-CG**
 Legal Desc: **5709HL**

Remarks

Pub Rmks: **Welcome to your dream home in the heart of Glenbrook, Calgary! This stunning 1340 sqft bungalow has been meticulously renovated to offer modern luxury and comfort. Boasting 4 spacious bedrooms and 3 elegant bathrooms, this home features updated plumbing, heating, and electrical systems, along with newer windows and a roof. Step inside to discover gleaming hardwood and slate floors throughout. The formal dining room leads to a chef's kitchen, complete with custom maple cabinetry, a center island/breakfast bar, upgraded appliances, and a gas range. The kitchen opens to a generous great room with a cozy gas fireplace and bright windows. The primary bedroom is a true retreat, featuring a luxurious 4-piece ensuite and a walk-in closet. The second bedroom, currently used as a home office, is also well-sized. The lower level offers a large family room with a deluxe wood-burning stove, space for a rec room or gym, a 3-piece bathroom with a tiled shower, two additional large bedrooms, a laundry area, and ample storage. Outside, enjoy the spectacular two-tiered deck and beautifully landscaped backyard, complete with flagstone paths, a firepit area, and space for raised garden beds. The fence opens to allow for small RV parking, and there's convenient back lane access. The exterior of the home features a stone facade that exudes timeless elegance and premium curb appeal. Stucco siding, aluminum soffits and fascia and stamped concrete pathways all add to the premium finishes complementing the extensive landscaped grounds. An oversized triple detached garage completes this perfect package. Nestled in the vibrant Glenbrook community, this home is just blocks away from top-rated schools, parks, and a variety of shops and restaurants on Richmond Road and at Signal Hill/West Hills Shopping Centre. Commuting downtown is a breeze, with just an 9-minute drive, a quick 7km bike ride or 31 mins by transit. Glenbrook is a sought-after neighborhood known for its friendly atmosphere and excellent amenities. With easy access to the CTrain, parks, schools, grocery stores, and more, you'll love the convenience and charm of this location. Don't miss out on this exceptional family home - it's a must-see to truly appreciate the quality and renovations! Welcome to your new home in Glenbrook, where comfort meets convenience and community spirit thrives!**

Inclusions: **N/A**
 Property Listed By: **2% Realty**

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

















