



THE
A-TEAM

**RE/MAX
FIRST**

2827A 40 Street, Calgary T3E3J7

MLS®#: **A2169458**

Area: **Glenbrook**

Listing Date: **10/01/24**

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

Status: **Active**

County: **Calgary**

Change: **-\$10k, 12-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2013**

Lot Information

Lot Sz Ar: **2,992 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,926**
Low Sqft:
Ttl Sqft: **1,926**

DOM

17
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Front Yard,Lawn,Landscaped,Level,Street Lighting,Private,Rectangular Lot**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Other,Private Yard**

Construction: **Mixed,Stone,Stucco,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood,See Remarks**
Water Source:
Fnd/Bsmt: **Poured Concrete,See Remarks**

Kitchen Appl: **Built-In Gas Range,Built-In Oven,Gas Stove,Microwave,Refrigerator,See Remarks,Washer/Dryer**
Int Feat: **Kitchen Island,Open Floorplan,See Remarks,Storage,Vaulted Ceiling(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	14`5" x 11`7"
Dining Room	Main	8`9" x 8`0"
Bedroom - Primary	Second	15`11" x 13`6"
Bedroom	Second	11`2" x 10`1"
5pc Ensuite bath	Second	10`0" x 10`0"
4pc Bathroom	Basement	8`1" x 5`8"
Bedroom	Basement	14`10" x 10`4"

Room	Level	Dimensions
Kitchen	Main	13`4" x 11`7"
Office	Main	11`6" x 10`5"
Bedroom	Second	11`1" x 11`1"
2pc Bathroom	Main	6`7" x 3`10"
4pc Bathroom	Second	8`9" x 5`10"
Laundry	Second	8`1" x 5`11"

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

1313281

Remarks

Pub Rmks: **OPEN HOUSE SUNDAY OCTOBER 20TH FROME 1:00 TO 3:00pm. Nestled on a quiet tree lined street with a west-facing backyard, this exquisite 4-bedroom, 4-bathroom custom home offers modern architecture with a perfect blend of stone, stucco, gemstone lighting and boasts over 2600 sf. of sophisticated living space. Enjoy the convenience of being within walking distance to all amenities, excellent schools, and Westbrook LRT, with a short drive to downtown. The main floor offers 9' ceilings, dark maple hardwood floors, a front home office/flex room, a functional kitchen, a dining and living room that is anchored by a gas fireplace accented with custom maple cabinetry and stylish two-piece bathroom. The well appointed kitchen features quartz countertops, high-end stainless steel appliances, including, gas cook top, built-in wall oven, microwave, and dishwasher. There are ample cupboards with ceiling height glass uppers and slide-out pantry shelves. The large breakfast bar and island provides additional counter space for meal prep and gatherings. The front and rear entries both have walk-in closets, high end doors and a 10' sliding patio door that leads to the private west-facing yard and deck complete with a natural gas hook up and high end artificial turf. Upper level features vaulted ceilings with skylights that flood the space with natural light, doors with transom windows, sculpted carpets, 3 bedrooms (all walk-in closets), 4pce bathroom, linen closet, a laundry room with sink, cabinets and quartz countertops. Retreat to the inviting master bedroom with generous walk-in closet and large en suite with soaker tub, custom shower, water closet, chandelier and a skylight. The lower level has 9' ceilings and is roughed in for hydronic in-floor heating, a huge 4th bedroom with walk-in closet, full bathroom, a large Family room with in-ceiling speakers, a custom wet bar and beverage center and two storage rooms. Completing this outstanding home is a large double garage and central air conditioning. This is a must see home.**

Inclusions: **NA**
Property Listed By: **RE/MAX Real Estate (Central)**

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











