



THE
A-TEAM

**RE/MAX
FIRST**

3318 42 Street, Calgary T3E 3M6

MLS®#: **A2175406**

Area: **Glenbrook**

Listing Date: **10/25/24**

List Price: **\$949,000**

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:

1,878

Year Built:

2024

Low Sqft:

Lot Information

Ttl Sqft:

1,878

Lot Sz Ar:

3,002 sqft

Lot Shape:

Access:

Lot Feat:

Park Feat:

Back Lane,Back Yard,Front Yard,Lawn,Rectangular Lot

Double Garage Detached

DOM

26

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: **Private Yard**

Construction:

Aluminum Siding ,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: **Double Vanity,French Door,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Skylight(s),Soaking Tub,Sump Pump(s),Vaulted Ceiling(s),Vinyl Windows**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	16`6" x 15`4"
Dining Room	Main	13`1" x 8`3"
Bedroom - Primary	Second	13`5" x 11`7"
Walk-In Closet	Second	10`5" x 6`3"
Bedroom	Second	11`1" x 9`11"
Laundry	Second	6`10" x 6`1"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	19`1" x 9`1"
2pc Bathroom	Main	7`3" x 3`1"
5pc Ensuite bath	Second	12`0" x 9`7"
Bedroom	Second	10`9" x 9`9"
4pc Bathroom	Second	9`8" x 4`11"
Family Room	Basement	19`0" x 15`3"

Den
3pc Bathroom

Basement
Basement

11`2" x 9`0"
11`7" x 4`9"

Bedroom

Basement

11`8" x 11`6"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2411663

Zoning:
R-C2

Remarks

Pub Rmks:

Checkout this Stunning fully developed NEW HOME on a beautiful TREE LINED MATURE STREET, surrounded by new homes in the convenient inner city community of Glenbrook, this property definitely checks all the boxes! Upon entry the OPEN CONCEPT is exemplified with one of the most functional layouts in this property type! The expansive HARDWOOD FLOORS flow throughout the entire main floor. The living room has HUGE FRONT WINDOWS providing loads of natural light. The UPGRADED GALLEY KITCHEN is tastefully designed with white cabinetry, GOLD FIXTURES and stainless steel appliances! The large QUARTZ ISLAND is a focal point for entertaining and as a sitting area on those busy mornings. Moving to the upstairs the master bedroom is spacious and is complimented by a stunning 5 PIECE MASTER BATH complete with dual vanities, MARBLE-LOOK TILE FLOORING AND WALL TILES and a huge SOAKER TUB! The upstairs has 2 more spacious bedrooms, a 4 piece bath and a dedicated laundry room with cabinetry and a handy sink. Heading to the basement, the front window and location of the stairs provides loads of natural light! There is a LARGE REC ROOM for family time and the perfect work from home / studio that is accessible through the GLASS FRENCH DOORS. There is a 4th bedroom and a full bath that completes the lower level. With no expense spared the mechanical room benefits from a HOT WATER ON DEMAND SYSTEM and high efficiency furnace, keeping utility bills to a minimum. The backyard offers ample space for entertaining and provides access to the all important double car garage. This area is truly walkable with both elementary and middle schools nearby, as well as grocery, restaurants and other retail needs in the Glamorgan Shopping Center.

Inclusions:
Property Listed By:

N/A
2% Realty

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











