



THE
A-TEAM

**RE/MAX
FIRST**

4711 29 Avenue, Calgary T3E 0S8

MLS®#: **A2178218**

Area: **Glenbrook**

Listing Date: **11/15/24**

List Price: **\$974,900**

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: **5,995 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,301**
Low Sqft:
Ttl Sqft: **1,301**

DOM

6

Layout

Beds: **4 (3 1)**
Baths: **3.0 (3 0)**
Style: **Bungalow**

Parking

Ttl Park: **3**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Level,Rectangular Lot**
Park Feat: **Double Garage Detached,Parking Pad**

Utilities and Features

Roof: **Asphalt**
Heating: **Forced Air**

Sewer:
Ext Feat: **BBQ gas line,Private Entrance,Rain Gutters,Storage**

Construction: **Brick,Stucco,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Gas Range,Dishwasher,Microwave Hood Fan,Refrigerator,Washer/Dryer**
Int Feat: **Bar,Double Vanity,Kitchen Island,No Smoking Home,Open Floorplan,Quartz Counters,Separate Entrance,Vinyl Windows,Wet Bar**
Utilities:

Room Information

Room	Level	Dimensions
4pc Ensuite bath	Main	9`8" x 5`10"
Bedroom	Main	12`3" x 10`8"
Dining Room	Main	10`5" x 6`0"
Living Room	Main	12`9" x 19`3"
3pc Bathroom	Basement	10`9" x 6`4"
Bedroom	Basement	10`9" x 13`5"
Game Room	Basement	14`3" x 34`3"

Room	Level	Dimensions
5pc Bathroom	Main	10`2" x 6`9"
Bedroom	Main	10`2" x 8`3"
Kitchen	Main	10`5" x 14`7"
Bedroom - Primary	Main	12`2" x 14`6"
Other	Basement	6`7" x 3`3"
Laundry	Basement	10`9" x 9`9"
Furnace/Utility Room	Basement	11`2" x 4`6"

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

2736HS

Remarks

Pub Rmks:

This newly renovated 1,300 sq. ft. bungalow in the sought-after community of Glenbrook offers a masterful blend of luxurious design and inviting comfort. With four spacious bedrooms and three full bathrooms, this home is a true gem for families or those looking to right size their life! Sitting on a large 50' x 120' lot with a gorgeous south facing backyard. Step inside and be captivated by the open-concept main floor that's flooded with natural light. The trendy light hardwood flooring and upscale finishes set the tone for the impeccable style throughout the home. The heart of this home is the gourmet kitchen, designed to inspire culinary creativity. It features a show-stopping oversized eat-up island adorned with beautiful quartz countertops and book matched quartz backsplash. The trendy pendant lighting, and crisp white cabinetry that perfectly complements the stunning Fulgor Milano gas stove adding the perfect finishing touch to the space. Head outside to you front deck (1 of 3) and unwind with a glass of wine, fully equipped with a gas line for your BBQ and or fire table. The large primary suite is a true retreat, sunlight flows through the space, highlighting every area of the room. The large walk-in closet is has plenty of space to customize the closet of your dreams. The luxurious 4-piece ensuite is a true masterpiece, where you can unwind in style. Head downstairs to your fully finished basement, an entertainer's dream, featuring a massive laundry room, wet bar, rec-room and ample storage. Your guests will feel at home in the additional basement master suite, perfect for overnight stays with the cheater ensuite attached. Outside, the large backyard is a private oasis designed for relaxation and entertaining. The large deck off the back, is perfect for entertaining or just enjoying those beautiful summer evenings. The heated 23 x 23 garage is a dream and it doesn't stop there, adjacent to the garage is a large concrete parking pad for two cars, RV or boat. Located within walking distance to amenities, schools, green space and easy access to major roadways. This Glenbrook bungalow is a masterpiece of modern living with timeless appeal—don't miss your chance to call it home!

Inclusions:
Property Listed By:

N/A
Century 21 Bamber Realty LTD.

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











