



THE
A-TEAM

**RE/MAX
FIRST**

3537 40 Street, Calgary T3E3K3

MLS®#: **A2181644**

Area: **Glenbrook**

Listing Date: **11/29/24**

List Price: **\$997,500**

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:

2,031

Year Built:

2024

Low Sqft:

Ttl Sqft:

2,031

Lot Information

Lot Sz Ar:

5,995 sqft

Lot Shape:

DOM

86

Layout

Beds:

5 (3 2)

Baths:

3.5 (3 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,Landscaped,Low Maintenance Landscape,Rectangular Lot
Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Private Yard**

Construction:

Stucco,Wood Frame

Flooring:

Carpet,Ceramic Tile,See Remarks

Water Source:

Fnd/Bsmt:

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,Low Flow Plumbing Fixtures,No Animal Home,No Smoking Home,Open Floorplan,Separate Entrance,Soaking Tub,Stone Counters,Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	6`3" x 5`0"	Dining Room	Main	13`5" x 11`2"
Foyer	Main	6`9" x 12`2"	Kitchen	Main	16`6" x 19`6"
Living Room	Main	13`11" x 14`8"	Mud Room	Main	6`8" x 7`3"
4pc Bathroom	Upper	9`2" x 4`11"	5pc Ensuite bath	Upper	10`2" x 15`5"
Bedroom	Upper	9`11" x 11`3"	Bedroom	Upper	9`11" x 14`10"
Bonus Room	Upper	10`7" x 8`11"	Laundry	Upper	9`2" x 5`8"

Bedroom - Primary
4pc Bathroom
Bedroom
Kitchen
Furnace/Utility Room

Upper
Basement
Basement
Basement
Basement

13`6" x 18`1"
6`2" x 9`2"
10`0" x 11`9"
10`0" x 8`10"
8`9" x 9`0"

Walk-In Closet
Bedroom
Family Room
Laundry

Upper
Basement
Basement
Basement

9`2" x 6`1"
13`8" x 10`3"
12`7" x 12`6"
6`1" x 7`6"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2411312

Zoning:
R-C2

Remarks

Pub Rmks:

Exceptional and HIGHLY DESIRABLE Lot Location Nestled in one of Calgary's most sought-after southwest communities, this BRAND NEW luxury home is surrounded by MATURE TREES and offers breathtaking views of a large, beautiful GREEN PARK. Additionally, it features a LEGAL 2 BEDROOM SUITE in the basement, providing a financial advantage. This home showcases stunning design with high-end upgrades, making it an impressive retreat for busy families. The dining room exudes casual elegance with chic lighting and park views. The chef's dream kitchen invites culinary exploration, complete with a striking stone backsplash and countertops that beautifully contrast with the full-height white cabinets and stainless steel appliances. A gas cooktop, a spacious breakfast bar island, and a dedicated serving bar with beverage storage enhance this exceptional space. Adjacent to the kitchen, the living room promotes relaxation with its floor-to-ceiling focal fireplace, custom built-ins, and views of the backyard, all enhancing the warm ambiance of the engineered hardwood floors. A mudroom with built-ins connects the rear yard to a stylish powder room, perfect for quick clean-ups. Upstairs, a versatile loft area serves as an ideal office, study, or casual gathering spot. The primary bedroom offers a tranquil retreat with park views, a custom walk-in closet, and a luxurious ensuite featuring dual sinks, a deep soaker tub overlooking the park, and an oversized rain shower. The two additional bedrooms on this floor are spacious and bright, conveniently located near a 4-piece bathroom. Upstairs laundry adds convenience, eliminating the need to carry loads up and down stairs. The legally suited basement is entirely private from the upper levels, providing excellent income potential or a comfortable space for multi-generational living. This level is finished with the same high-quality design as the rest of the home, featuring a full kitchen with stainless steel appliances, a large living area, a full bathroom, two bedrooms, and a separate laundry room. Enjoy outdoor living on the expansive patio while children and pets play in the private, fenced yard behind the double detached garage. Ideally situated in the highly desirable Glenbrook community, this home is just minutes from Richmond Road, West Hills Towne Centre, and Signal Hill Centre, offering abundant shopping, dining, and entertainment options, as well as proximity to Westbrook Mall, Optimist Athletic Park, North Glenmore Park, and Weasel Head. Transit, parks, playgrounds, and schools are all within walking distance, making for a quick commute to MRU and downtown. This stunning home truly has it all!

Inclusions:
Property Listed By:

N/A
Century 21 Bravo Realty

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











