



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3537 40 Street, Calgary T3B3K3**

MLS®#: **A2181644**

Area: **Glenbrook**

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

List Price: **\$998,000**

Status: **Pending**

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

**54**

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,Low Maintenance Landscape,Landscaped,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
<b>2pc Bathroom</b>	<b>Main</b>	<b>6`3" x 5`0"</b>
<b>Foyer</b>	<b>Main</b>	<b>6`9" x 12`2"</b>
<b>Living Room</b>	<b>Main</b>	<b>13`11" x 14`8"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>9`2" x 4`11"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`11" x 11`3"</b>
<b>Bonus Room</b>	<b>Upper</b>	<b>10`7" x 8`11"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>13`5" x 11`2"</b>
<b>Kitchen</b>	<b>Main</b>	<b>16`6" x 19`6"</b>
<b>Mud Room</b>	<b>Main</b>	<b>6`8" x 7`3"</b>
<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>10`2" x 15`5"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`11" x 14`10"</b>
<b>Laundry</b>	<b>Upper</b>	<b>9`2" x 5`8"</b>

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**











