



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2812 39 Street, Calgary T3E 3G7**

MLS®#: **A2191493**

Area: **Glenbrook**

Listing Date: **02/01/25**

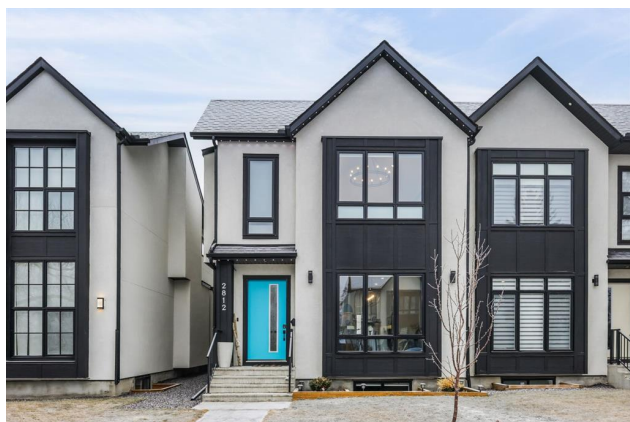
List Price: **\$999,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Semi Detached (Half Duplex)**

City/Town: **Calgary**  
Year Built: **2021**

Lot Information  
Lot Sz Ar: **2,938 sqft**  
Lot Shape:

Access:  
Lot Feat:  
Park Feat:

**Back Lane,Back Yard,Front Yard,Landscaped,Level,Yard Lights,Rectangular Lot  
Allay Access,Double Garage Detached,Garage Door Opener**

DOM

**0**

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: **High Efficiency,Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **BBQ gas line,Lighting**

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

Kitchen Appl: **Bar Fridge,Built-In Oven,Central Air Conditioner,Dishwasher,Electric Oven,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**

Int Feat: **Bookcases,Central Vacuum,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Smoking Home,Quartz Counters,Soaking Tub,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions
<b>Foyer</b>	<b>Main</b>	<b>21`11" x 18`7"</b>
<b>Kitchen</b>	<b>Main</b>	<b>62`7" x 27`8"</b>
<b>Mud Room</b>	<b>Main</b>	<b>42`5" x 17`6"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>49`6" x 40`5"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>39`4" x 29`9"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>39`11" x 37`2"</b>
<b>Great Room</b>	<b>Main</b>	<b>40`2" x 39`11"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>21`7" x 16`2"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>34`9" x 32`10"</b>
<b>Flex Space</b>	<b>Upper</b>	<b>29`0" x 18`10"</b>

Laundry  
 5pc Ensuite bath  
 Media Room  
 Bedroom  
 3pc Bathroom

Upper 27` 4" x 18` 7"  
 Upper 48` 11" x 22` 2"  
 Basement 60` 8" x 37` 2"  
 Basement 41` 0" x 38` 3"  
 Basement 26` 6" x 16` 2"

4pc Bathroom  
 Walk-In Closet  
 Other  
 Walk-In Closet  
 Furnace/Utility Room

Upper 27` 4" x 16` 2"  
 Upper 27` 4" x 19` 8"  
 Basement 37` 2" x 27` 11"  
 Basement 18` 7" x 15` 4"  
 Basement 36` 8" x 18` 4"

Legal/Tax/Financial

Title: **Fee Simple**  
 Legal Desc: **2111935**

Zoning: **R-CG**

Remarks

Pub Rmks: **Immaculate 2 Story Infill on a quiet Street in Vibrant Glenbrook. Step into this bright home and be totally amazed at the Show home condition and upgrades everywhere you look. Start with the tiled foyer that leads onto a beautiful, engineered hardwood floor running through the main level. You are immediately drawn to the feature wall and a huge dining area that joins a chefs delight kitchen. This kitchen is a dream with a huge island that features a Farmhouse Stainless sink, upgraded Bosch appliance package giving you a Gas Cooktop, built in oven, Microwave, Dishwasher, and a hood fan built into the cabinetry for that smooth modern look! With undercounter lighting reflecting on an amazing backsplash, you know its home! The Great Room features a window wall with Patio Doors leading out to a wonderful deck and back yard. Enjoy the warmth of a gas fireplace with custom tile and woodwork surrounding it, and a TV with accent LED lights adding to the room. The back entry offers the comfort of a large Bench with storage areas under it and a broom closet as well. A wide decorative wood staircase leads you upstairs into a unique work or study desk area. The upper laundry room features a Stainless-Steel sink, quartz counters and white Cabinetry above the washer and dryer. You also have an amazing bathroom and 3 nice bedrooms. WOW is the only way to describe the primary bedroom. It offers a Feature wall, Vaulted ceiling with an amazing custom light, barn doors on the closet and bath, a large bright window and room for all your furniture. The Walkin Closet has a custom organizer as well. The spectacular ensuite provides a free-standing soaker tub, double sinks, quartz tops and a good-sized Steam Shower for you to relax in! Entertainment is what the basement is about, with a high-end Home Theatre Projection System featuring a 130-inch Screen. The wet bar area compliments this space and makes you feel like you have it all at your fingertips! There is a 3 pce bath, as well as a large bedroom with a big bright window and a walk-in closet that completes this warm inviting space. Sound system runs throughout the home for that background music in any room. There is also a 17x10 ft above ground heated pool surrounded by Astro Turf for fun in the yard on those nice summer days. This home shows like its brand new, so don't miss this amazing opportunity to make it yours.**

Inclusions: **Above Ground Pool and Equipment, Home Theatre System and projector, Garage shelves & WorkBench, TV Brackets**  
 Property Listed By: **RE/MAX Landan Real Estate**

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







