



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2824 38 Street, Calgary T3E 3G2**

MLS® #: **A2204258**

Area: **Glenbrook**

Listing Date: **03/21/25**

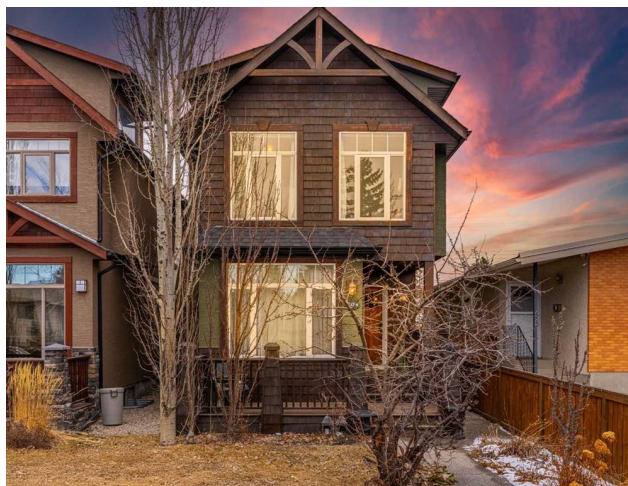
List Price: **\$850,000**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 07-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2007**  
Lot Information  
Lot Sz Ar: **3,003 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,852**  
Low Sqft:  
Ttl Sqft: **1,852**

DOM

**32**  
Layout  
Beds: **3 (2 1 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane**  
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Refrigerator,Washer,Window Coverings**  
Int Feat: **Breakfast Bar,Double Vanity,High Ceilings,Kitchen Island,Soaking Tub,Vaulted Ceiling(s)**  
Utilities:

Room Information

| <u>Room</u>           | <u>Level</u> | <u>Dimensions</u>    |
|-----------------------|--------------|----------------------|
| <b>Foyer</b>          | <b>Main</b>  | <b>32`0" x 29`0"</b> |
| <b>Dining Room</b>    | <b>Main</b>  | <b>39`8" x 43`3"</b> |
| <b>Office</b>         | <b>Main</b>  | <b>32`7" x 34`9"</b> |
| <b>Walk-In Closet</b> | <b>Upper</b> | <b>34`9" x 13`8"</b> |
| <b>Laundry</b>        | <b>Upper</b> | <b>22`2" x 16`2"</b> |

| <u>Room</u>        | <u>Level</u>    | <u>Dimensions</u>     |
|--------------------|-----------------|-----------------------|
| <b>Kitchen</b>     | <b>Main</b>     | <b>48`5" x 40`2"</b>  |
| <b>Living Room</b> | <b>Main</b>     | <b>48`2" x 52`3"</b>  |
| <b>Bedroom</b>     | <b>Upper</b>    | <b>76`10" x 52`3"</b> |
| <b>Bedroom</b>     | <b>Upper</b>    | <b>62`1" x 37`6"</b>  |
| <b>Bedroom</b>     | <b>Basement</b> | <b>43`6" x 34`2"</b>  |

Walk-In Closet  
Furnace/Utility Room  
2pc Bathroom  
4pc Bathroom

Basement  
Basement  
Main  
Upper

24`1" x 12`10"  
16`5" x 30`1"  
10`8" x 20`6"  
30`11" x 16`2"

Game Room  
Storage  
5pc Ensuite bath  
3pc Bathroom

Basement  
Basement  
Upper  
Basement

90`3" x 48`5"  
9`7" x 13`5"  
25`2" x 38`0"  
31`2" x 16`2"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-CG**

**1365AH**

Remarks

Pub Rmks:

Welcome to this stunning custom-built 2-storey home situated on a quiet street in Glenbrook. Designed with style and functionality in mind, this home features 9 ft ceilings on the main level and vaulted ceilings upstairs, featuring a bright and open concept layout. The gourmet kitchen is a chef's dream, boasting floor-to-ceiling custom cabinetry, a built-in china hutch/ coffee bar, granite countertops, undermount lighting, and upgraded stainless steel appliances. The main floor design flows seamlessly into the spacious living and dining areas, making it perfect for both daily living and entertaining. A main-floor den/office offers a quiet workspace, ideal for remote professionals. Upstairs, the primary suite is a private retreat featuring a walk-in closet and a 5-piece ensuite with a soaker tub, double vanity, and glass-enclosed shower. The second bedroom is oversized and can easily be converted into two separate bedrooms, offering flexibility to suit your needs. A top-floor laundry room adds to the home convenience. The fully developed basement has been recently finished and includes engineered hardwood flooring throughout, a spacious rec room with a cozy gas fireplace, a third bedroom, and a modern 3-piece bathroom with an upgraded glass shower. Large basement windows bring in plenty of natural light, making the space feel warm and inviting. Outside, the backyard is beautifully landscaped and features a spacious deck, perfect for outdoor gatherings and park your car in the double garage.

Inclusions:  
Property Listed By:

**N/A**  
**Real Broker**

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





