

3505 41 Street SW
Calgary, Alberta

MLS # A2261505



\$974,900

|             |                                                                                                           |            |      |
|-------------|-----------------------------------------------------------------------------------------------------------|------------|------|
| Heating:    | Forced Air                                                                                                | Water:     | -    |
| Floors:     | Carpet, Tile                                                                                              | Sewer:     | -    |
| Roof:       | Asphalt Shingle                                                                                           | Condo Fee: | -    |
| Basement:   | Finished, Full                                                                                            | LLD:       | -    |
| Exterior:   | Wood Frame                                                                                                | Zoning:    | R-CG |
| Foundation: | Poured Concrete                                                                                           | Utilities: | -    |
| Features:   | Bar, Built-in Features, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Walk-In Closet(s) |            |      |
| Inclusions: | N/A                                                                                                       |            |      |

Welcome to this Luxurious home in the sought after community of Glenbrook. With over 2900 of developed square feet, this beautiful home features a cozy living room with a gas fireplace and lots of Natural light. Next you'll find an office that is perfect for working from home plus a drop ceiling in the dining area next to the chic kitchen with oversized island and high-end Fisher & Paykel appliances. The upper floor features 7-inch manufactured oak hardwood, a large master bedroom including a 5 piece ensuite with his and her sinks, 2 additional bedrooms both with walk-in closets and a bright sitting bonus room and laundry room with sink. Downstairs features a family room, wet bar, gym and a nice size bedroom and full 3 piece bath! This west-facing backyard has a private deck and double-parking garage. This home is loaded with upgrades including Air Conditioning, high ceilings and 8 ft doors. Walking distance to parks, schools, shopping & only minutes to downtown. Call to book your private showing today!