

3335 42 Street SW  
Calgary, Alberta

MLS # A2227345



**\$960,000**

<b>Division:</b>	Glenbrook		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,910 sq.ft.	<b>Age:</b>	2020 (5 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Lawn, Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Quartz Counters, Sump Pump(s), Vinyl Windows		

**Inclusions:** Not applicable

Welcome to your new home, Featuring 4 bedrooms and 3.5 bathrooms, this home is ideal for a growing family or professional couple. With over 2815 sq/ft across all levels, the bright and open floor-plan offers seamless connection and is filled with natural light. Impressive attention to detail throughout; central AC, engineered hardwood throughout the main and upper levels, glass railing, oversized windows in every room, central vac, custom LED lighting, custom feature wall and extensive tile and finishing work, makes this home a must see. The kitchen features two-tone full height kitchen cabinetry with soft close doors, undermount lighting, and equipped with high end built-in appliances. The stainless-steel appliances include a gas cooktop, custom hood fan, built-in wall oven and microwave, a dishwasher, and professional side-by-side refrigerator. The oversized water fall quartz island fits up to 5 people and is ideal for entertaining. The remaining main floor living space has a large dining room area, central fireplace and surrounding builtins, offering the perfect place to relax. The Master Suite includes 14 ft vaulted ceilings, custom closet, ensuite with in-floor heating and free standing tub. Convenient upper floor laundry, a 4 pc bathroom and two bedrooms with custom closets complete the upper level. The lower family room theatre area is outfitted with Sonos Sound system and a convenient wet bar perfect for movie nights, game day and enjoying time with friends and family. The 4th bedroom below has another walk in closet with beautiful built-ins. Unique to this home is the oversized back yard and fully finished garage with epoxy flooring. Call your favourite Realtor today before it is too late!