

3505 41 Street SW  
Calgary, Alberta

MLS # A2232337



**\$999,999**

<b>Division:</b>	Glenbrook		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,068 sq.ft.	<b>Age:</b>	2019 (6 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, Rectangular Lot		

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

<b>Inclusions:</b>	N/A
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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!