

# \$855,000 - 3524 41 Street Sw, Calgary

MLS® #A2264133

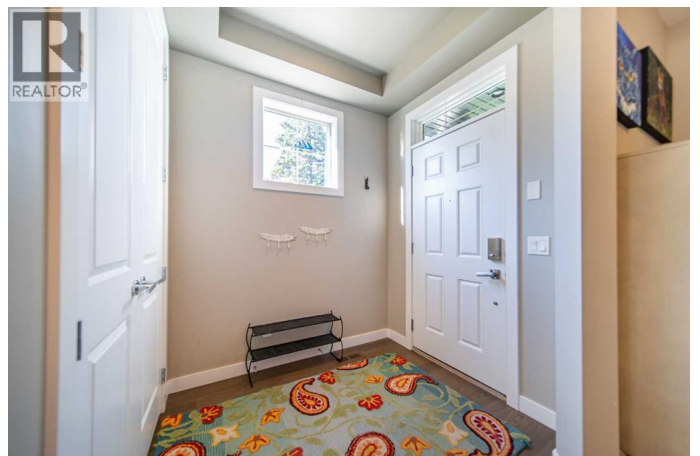
**\$855,000**

4 Bedroom, 4.00 Bathroom, 1,866 sqft

Single Family on 0.07 Acres

Glenbrook, Calgary, Alberta

Welcome to this beautifully designed home located in the heart of Glenbrook, one of Calgary's most charming and established communities. This modern home offers a perfect blend of functionality, comfort, and style ideal for families, professionals, or anyone looking to enjoy a vibrant neighborhood close to parks, schools, and amenities. As you step inside, you're greeted by a welcoming entrance and spacious front closet. Just off the foyer, a bright front room overlooks a lovely tree-lined street, the perfect spot for a home office, reading room, or creative space. The heart of the home features a sun drenched open concept kitchen, dining, and living area. With large windows letting in natural light, this space is perfect for entertaining or relaxing with family. The kitchen offers plenty of cabinetry and prep space, making it a dream for any home chef. Upstairs, you'll find a thoughtfully laid out upper level that includes a generous laundry room, two well-sized bedrooms, and a stunning primary retreat. The primary suite features dual closets and a luxurious 5-piece ensuite, complete with double vanities, soaker tub, and a separate glass shower. The fully developed basement offers even more living space with a guest bedroom, full bathroom, and a large recreation area, ideal for movie nights, a home gym, or kids' play space. The basement is roughed in for a wet bar. Step outside to enjoy sun all day long in the backyard, the space features a cozy sitting



area and low-maintenance turf grass, great for hosting BBQs. Additional highlights include central air conditioning, tankless water heater, front irrigation system and a large double garage to accommodate two vehicles and all your outdoor gear. From sunrise in the east facing yard to cozy evenings in the living room, every inch of this Glenbrook home is designed to make daily life feel just a little more exceptional. (id:6289)

Built in 2014

**Essential Information**

|                |               |
|----------------|---------------|
| Listing #      | A2264133      |
| Price          | \$855,000     |
| Bedrooms       | 4             |
| Bathrooms      | 4.00          |
| Half Baths     | 1             |
| Square Footage | 1,866         |
| Acres          | 0.07          |
| Year Built     | 2014          |
| Type           | Single Family |
| Sub-Type       | Freehold      |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 3524 41 Street Sw |
| Subdivision | Glenbrook         |
| City        | Calgary           |
| Province    | Alberta           |
| Postal Code | T3E3L5            |

**Amenities**

|                |                                     |
|----------------|-------------------------------------|
| Amenities      | Park, Playground, Schools, Shopping |
| Features       | Treed, Back lane                    |
| Parking Spaces | 2                                   |
| Parking        | Detached Garage                     |
| # of Garages   | 2                                   |

**Interior**

|                 |                                                                                                                   |
|-----------------|-------------------------------------------------------------------------------------------------------------------|
| Appliances      | Refrigerator, Gas stove(s), Dishwasher, Microwave, Hood Fan, Window Coverings, Garage door opener, Washer & Dryer |
| Heating         | Forced air                                                                                                        |
| Cooling         | Central air conditioning                                                                                          |
| Fireplace       | Yes                                                                                                               |
| # of Fireplaces | 1                                                                                                                 |
| # of Stories    | 2                                                                                                                 |
| Has Basement    | Yes                                                                                                               |

## Exterior

|                   |                               |
|-------------------|-------------------------------|
| Exterior          | Composite Siding, Stone       |
| Exterior Features | Garden Area, Landscaped, Lawn |
| Construction      | Wood frame                    |
| Foundation        | Poured Concrete               |

## Listing Details

Listing Office RE/MAX First



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