

\$949,900 - 4511 35 Avenue Sw, Calgary

MLS® #A2070637

\$949,900

4 Bedroom, 4.00 Bathroom, 1,893 sqft

Residential on 0.07 Acres

Glenbrook, Calgary, Alberta

**** BRAND NEW CUSTOM HOME - IMMEDIATE POSSESSION - BUMPER TO BUMPER WARRANTY **** Amazing French Country 2 Storey infill with very RARE SOUTH BACK YARD in desirable Glenbrook!

Fantastic features include: over 2700 sq ft of decadent development, chef's kitchen with massive quartz island & high end SS appliance package, amazing primary bedroom with 14 ft ceilings & stunning 5-piece "spa like" bathroom - roughed-in steam shower/walk-in closet/heated floors, wide plank engineered hardwood flooring on main floor & upper floor, built-ins in EVERY closet in the home, large dining room with stylish feature wall, functional mudroom, roughed-in in-floor heat (in-slab) in basement, roughed-in A/C, double detached garage (20x20), good sized backyard with large deck & BBQ gas line, ceiling heights - main 10', basement & upper floors - 9', large "walk up" basement wet bar (bar fridge included!), 3+1 bedrooms, 3.5 baths, upper laundry room with sink (washer & dryer included!), "Hardie Board" siding & much more! Location is unbeatable - in the heart of Glenbrook on a quiet street, all schools close by, only 5 min to DT & easy access to all amenities! Bumper to bumper warranty with Progressive New Home Warranty (1, 2, 5, 10)! All this AND..... ALL LANDSCAPING INCLUDED - sidewalks/rear deck/fences & gates/sod decorative rock! IMMEDIATE POSSESSION! Garage will be built when we get warmer weather.



Built in 2023

Essential Information

MLS® #	A2070637
Price	\$949,900
Sold Price	\$950,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,893
Acres	0.07
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	4511 35 Avenue Sw
Subdivision	Glenbrook
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 1B4

Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Door Opener

Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Rough-In
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Rain Gutters
Lot Description	Back Lane, City Lot, Landscaped
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Concrete, Wood Frame
Foundation	Poured Concrete



Additional Information

Date Listed	August 31st, 2023
Date Sold	April 17th, 2024
Days on Market	230
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX LANDAN REAL ESTATE
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