

\$1,099,900 - 4416 35 Avenue Sw, Calgary

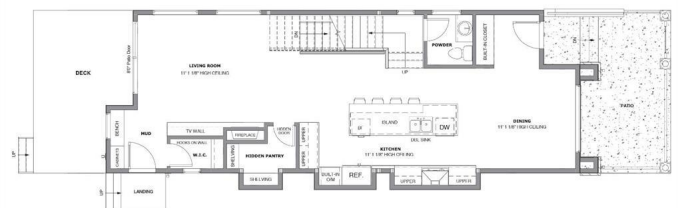
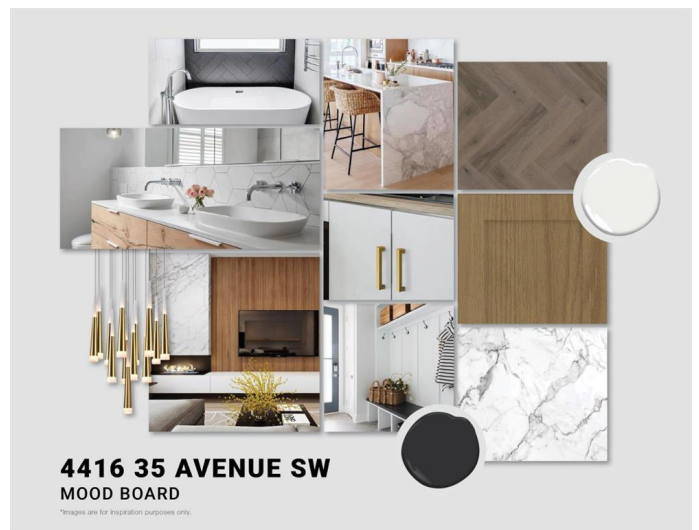
MLS® #A2113171

\$1,099,900

4 Bedroom, 4.00 Bathroom, 1,889 sqft
Residential on 0.07 Acres

Glenbrook, Calgary, Alberta

Visit Multimedia Link for Full Details & Floorplans! European-inspired DETACHED INFILL COMING SUMMER 2024 TO GLENBROOK! A rare find, this Eurocentric detached home with over 2,630 total sq ft, extensive CUSTOM MILLWORK, plus other DESIGNER UPGRADES throughout makes this a dream home opportunity! And it all starts with the design. Detailed stonework, arches, steep peaks, oversized windows the height of the exterior, and a custom lit and gated front courtyard create a stunning curb appeal masterfully crafted by John Trinh & Associates (JTA Design). As an award-winning designer based in Calgary, Alberta, you know your one-of-a-kind home is formed with precision and excellence by experts who are passionate about their craft. Located in sought-after Glenbrook, this brand-new home is steps to the Glenbrook Community Assoc., Optimist Athletic Park, and within a walkable distance to a plethora of shops, restaurants, and recreation at Westhill Shopping Centre. Supporting local has never been more convenient, either, with Glamorgan Bakery a couple of blocks away and 26th Ave local shops (Luke's Drug Mart, Model Land, and more) a short 7-min bike ride down the road! Although tucked away on a quiet street, you have easy access to Sarcee Trail and Richmond Rd. Stylish and functional, discover luxurious finishings on the main floor with soaring 11'™ ceilings, 8'™ passage doors, and wide-plank oak hardwood flooring. The



kitchen features quartz countertops, custom cabinetry with soft-close hardware, and a hidden walk-in pantry. The oversized central island has LED skirting, bar seating, and a built-in beverage fridge. The stainless steel appliance package includes a gas cooktop and a built-in wall oven/microwave. A built-in bench resides in the rear mudroom, along with a full walk-in rear entry closet. A wood-wrapped staircase leads upstairs to the vaulted primary suite, featuring an oversized walk-in closet, heated ensuite floors, a fully tiled walk-in shower, dual vanity, and a freestanding soaker tub. 9â€™™ ceilings in the fully developed basement create a spacious rec area w/ a separate area for a home gym with roughed-in ceiling speakers. Other upgrades include a rough-in swim spa, rear deck, low maintenance landscaping, and custom arch window in the master. There are no sacrifices when you live at 4416 35 Ave SW â€“ follow the multimedia links to learn more about this rare, detached infill while you can! *RMS are taken from builderâ€™™s plans and subject to change upon completion.

Built in 2024

Essential Information

MLS® #	A2113171
Price	\$1,099,900
Sold Price	\$1,050,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,889
Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Detached

Style	2 Storey
Status	Sold

Community Information

Address	4416 35 Avenue Sw
Subdivision	Glenbrook
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 1B3

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 8th, 2024
Date Sold	August 12th, 2024
Days on Market	157

Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX House of Real Estate
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