

\$1,649,000 - 1936 Glenmount Drive Sw, Calgary

MLS® #A2117094

\$1,649,000

4 Bedroom, 4.00 Bathroom, 2,413 sqft

Residential on 0.15 Acres

Glendale, Calgary, Alberta

Welcome to this immaculate modern "Bungalowloft" nestled on one of Glendale's most picturesque tree-lined inner-city streets. This home is custom designed by the award-winning firm HOUSEBRAND, and is highly European influenced in quality, style, comfort, functionality and efficiency with soaring ceilings, clean lines, and bright open spaces that HOUSEBRAND is known for. Few expenses were spared which is evident in the quality of the construction using SIPS technology, high quality doors and windows, and the attention to design and detail. Luxurious European white oak plank flooring by Wood-Life runs through the entire home. The bespoke integrated cabinets and millwork are constructed with adaptability and functionality in mind. The primary bedroom, located on the main level, is a large, secluded retreat with a walk-in closet and bright spa-like ensuite complete with a glass shower, a deep soaker tub and designer tiling. The inspiring yet functional kitchen is wrapped with cabinets by Schenk, has a large 11' island, integrated Miele appliances and a butler's pantry tucked around the back with an additional dishwasher, sink and cabinets perfect for the at home chef and those who like to entertain. The open loft dining room and living area is anchored by a modern stone fireplace surround with large windows overlooking the backyard. The euro-style sliding door opens



onto a glassed deck and a meticulously manicured expansive garden “ that brings the outside in -expanding the living area. The upper level has a large open space for the home office/ sitting room overlooking the main floor living and dining areas, 2 additional full-size bedrooms and 4-piece bath, not to mention an incredible hidden storage area spanning the width of the home. The home office includes walnut office built in cabinets, shelves, and desk area from Artane Millwork. The entire home is fitted with Innotech high-efficiency tilt-and-turn European style windows and doors flooding all levels with natural light. Continuing the loft like feel the basement boasts 9ft ceilings “ it has large dug out windows with deep concrete sills, the 4th bedroom, a 3 piece ensuite, huge family room with wet bar and large fully equipped laundry room with bespoke cabinetry. The feature exterior walls are wrapped in stylish high-grade concreteÂ composite tiles and Hardie board for low maintenanceÂ and longevity. The front & back yards are meticulouslyÂ and professionally landscaped (with landscape lighting) and the rear deck is constructed with Trex compositeÂ for years of enjoyment. The property has a large double garage and is located close to an excellent community facility (including tennis club, pickleball courts, outdoor rinks etc), a wide variety of excellent schools & easy access to downtown by car (10 minutes), bus and or LRT. Finished in 2018, the house was new built on the existing foundation and as such enjoys the remaining part of the Alberta New Home Warranty

Built in 2017

Essential Information

MLS® #	A2117094
Price	\$1,649,000

Sold Price	\$1,585,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,413
Acres	0.15
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	1936 Glenmount Drive Sw
Subdivision	Glendale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E4B6

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Soaking Tub, Track Lighting, Wet Bar
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Cooktop, Microwave, Range Hood, Refrigerator, See Remarks, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Yard, Lawn, Landscaped, Yard Lights
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Composite Siding, See Remarks
Foundation	Poured Concrete

Additional Information

Date Listed	March 22nd, 2024
Date Sold	April 22nd, 2024
Days on Market	31
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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