

\$1,050,000 - 2840 41 Street Sw, Calgary

MLS® #A2159612

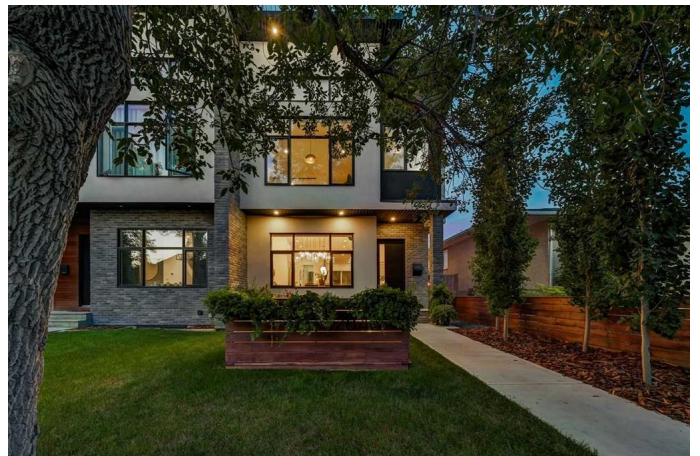
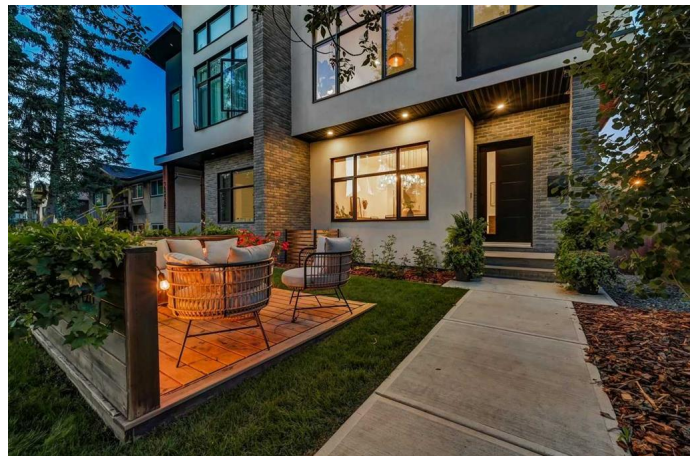
\$1,050,000

4 Bedroom, 4.00 Bathroom, 2,007 sqft

Residential on 0.07 Acres

Glenbrook, Calgary, Alberta

Incredible CUSTOM built home strategically designed to capture views of both sunrise & sunset on a quiet tree lined street in the HEART of GLENBROOK! Boasting over 2,885 developed sqft of luxurious living space, 3 + 1 bedrooms, 3.5 bath, DINING with 10'™ main floor ceilings, 9'™ upstairs + lower level, 8 ft passage doors, AIR CONDITIONING, HY-DRONIC IN-FLOOR heating R/I + built-in speakers throughout. Grand entrance leads to gourmet kitchen with stunning full height cabinetry, top of the line Fulgar Milano appliance package with custom Hoodfan, oversized central island with farmhouse sink + upgraded high end real stone countertops. Open plan seamlessly transitions into the spacious formal dining area + great room with FIREPLACE & custom built-ins. Ideal for entertaining & recharging outside with multiple patios in both the East & West yards. Powder room + back entrance with custom built-in lockers & herringbone tiled floors. The upper level features gorgeous hardwood staircase with modern oak + iron railings leading to the expansive primary bedroom boasting vaulted ceilings, built-in speakers, 5pc spa-like ensuite + heated floors, stand-alone soaker tub, tile wrapped shower with bench, dual vanities + large walk-in closet w/ built-ins. Bonus / flex space with built-in desk & storage, 2 additional good sized bedrooms, 4 pc bathroom + laundry with cabinets, sink + folding countertop. Expansive lower level with R/I hy-ronic in-floor heating, full WET BAR w/



beverage fridge, enclosed family / theatre room with custom built-in TV unit, 4th bedroom / GYM + HUGE walk-in closet & 3 pc bath. Additional upgrades and features include: high end performance carpet, designer light & plumbing fixtures, upgraded hardware & tile, smooth painted ceilings throughout, 8 doors, white oak engineered floors throughout main + upper floors, HEATED + drywalled garage with storage + epoxy floors. Attention to detail is evident throughout this immaculate home. Situated on a very quiet street in south after GLENBROOK! Close to the Glenbrook community association, optimist athletic park, turtle hill, shops and restaurants off 17 th , Richmond Square + Signal Hill. Shop local at Luke's Mart, Model Land & Glamorgan Bakery. Quick access to Sarcee & Bow Trail, LRT & Ring Road. Exceptional Property!

Built in 2020

Essential Information

MLS® #	A2159612
Price	\$1,050,000
Sold Price	\$999,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,007
Acres	0.07
Year Built	2020
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	2840 41 Street Sw
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Subdivision	Glenbrook
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 3K8

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Heated Garage, Insulated

Interior

Interior Features	Bookcases, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Soaking Tub, Stone Counters, Walk-In Closet(s), Wet Bar
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Gas Cooktop, Oven-Built-In, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Fruit Trees/Shrub(s), Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	August 22nd, 2024
Date Sold	September 7th, 2024
Days on Market	16
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office

RE/MAX House of Real Estate

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