

\$899,000 - 4407 35 Avenue Sw, Calgary

MLS® #A2162122

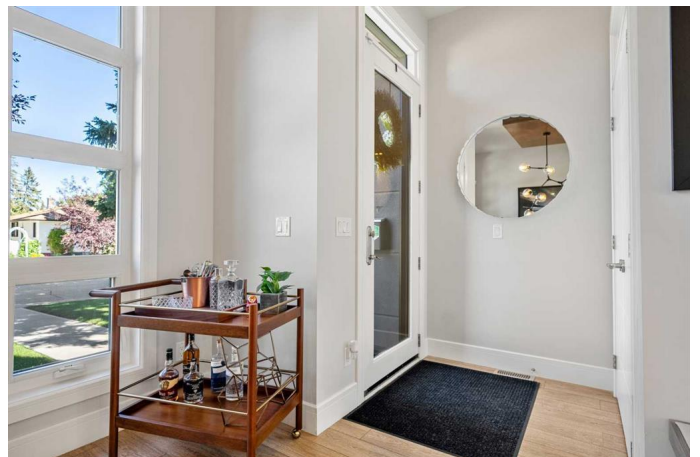
\$899,000

4 Bedroom, 4.00 Bathroom, 1,853 sqft

Residential on 0.07 Acres

Glenbrook, Calgary, Alberta

Watch the Branded YouTube Virtual Tour!
Say hello to simply beautiful design, updates, renovations and curb appeal here in this immaculately kept 4 bdrm + 3.5 bath property in Glenbrook! Professionally landscaped front yard and mature trees add to the overall ambiance here. Once you step inside you'll immediately notice features like the high ceiling heights, generous Dining Room with room for a large table & space to entertain and updated light fixtures throughout! The Kitchen is an absolute 'showpiece' here with updated Quartz countertops, undermount spotless granite sink, full-height tile backsplash, gas range, large island with breakfast bar + modern paint color and built-in bar fridge and extra storage. There's also space for a separate Coffee station! Soothing natural light through the sliding doors into the Living Room, with elegant gas fireplace and luxury Laminam surround. There's also a trendy half-bath and awesome mudroom with custom built-ins to store your everyday items. On the Upper level, pass by the cozy sitting area into the large Primary bedroom, with room for a king-sized bed, several dressers and large walk-in closet. The lavish 5-piece Primary Ensuite bath has been completely redone with new floors, gorgeous tiled shower and a stand alone soaker tub. Lots of natural light through the overhead skylight as well! The dual vanity has also been professionally painted & updated with modern Quartz counter tops, and all new mirrors and light fixtures. The 4-piece bath



upstairs features full-height tile, deep tub and Quartz countertop. There are also two great bedrooms, each with closet built-ins, and a clever laundry room with top-loading washer for best use of space. In the fully-finished Lower level youâ€™ll love the large Rec room with plenty of space for a big screen TV & sectional sofa and the impressive wet bar with tile-surround & extra beverage fridge. There's also another lavish 3-piece bathroom with tiled, glass door, shower, 4th bedroom with Egress window AND the addition of large, walled, storage area - for all your organization and storage needs! The South-facing backyard includes more great landscaping, a back deck & privacy screen for BBQ's and enjoying the Sun, there's also a large, insulated, double garage to store your vehicles, bikes and outdoor items. And thereâ€™s a separate storage shed, Central A/C for hot Summer days, and fencing is in great condition. Close to Glamorgan Bakery, schools, playgrounds, transit, Westhills shopping, Mount Royal University, Marda Loop and so much more. This property shows EXCEPTIONALLY well!

Built in 2014

Essential Information

MLS® #	A2162122
Price	\$899,000
Sold Price	\$900,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,853
Acres	0.07
Year Built	2014
Type	Residential

Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	4407 35 Avenue Sw
Subdivision	Glenbrook
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 1B2

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters, See Remarks, Skylight(s), Soaking Tub, Storage, Sump Pump(s), Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Refrigerator, Washer, Wine Refrigerator
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Lawn, Low Maintenance Landscape, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 3rd, 2024
Date Sold	September 13th, 2024
Days on Market	10
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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