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2838 40 Street SW Calgary, Alberta

MLS # A2237402



\$855,000

Division:	Glenbrook			
Гуре:	Residential/Duplex			
Style:	2 Storey, Attached-	Side by Sid	e	
Size:	1,813 sq.ft.	Age:	2013 (12 yrs old)	
Beds:	4	Baths:	3 full / 1 half	
Garage:	Alley Access, Double Garage Detached, Garage Faces Rear, On Stree			
_ot Size:	0.07 Acre			
_ot Size: _ot Feat:	0.07 Acre Back Lane			
	Back Lane	-		
	Back Lane Water:			
	Back Lane Water: Sewer:	- - : - -		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Soaking Tub, Sump Pump(s), Walk-In Closet(s), Wet Bar

Inclusions: n/a

RARE RARE 10' CEILINGS throughout the entire main floor with UPGRADED Extra TALL Entry Door and Interior Doors (on main) and LARGE WINDOWS that lets in an ABUNDANCE of NATURAL LIGHT. This MODERN unique infill is not just another cookie cutter home, offering loads of upgraded features. Walk in and feel the vastness of space, greeted with a FLEX Room and note the COOL glass railings that leads you into the OPEN Floor plan of Dining, Kitchen and Living spaces. Unique gorgeous kitchen cabinets, double sided fireplace and NOTE THE BRAND NEW luxury VINYL PLANK FLOORING! Then make your way up and NOTE THE upgraded open stairs with BRAND NEW CARPETS, right through all the BEDROOMS as well. LARGE Primary Bedroom with BALCONY and a SPA Like Ensuite Bath with a smartly separated Toilet Room and a BIG WALK IN Ensuite CLOSET. Two additional bedrooms, another full bath and yes, UPPER FLOOR LAUNDRY :). BONUS FULLY DEVELOPED BASEMENT, also with ALL BRAND NEW CARPETS and TALL 9' Ceilings !! Additional Bedroom and another Full Bath, and a HUGE RECREATION Room with a WET BAR completes this awesome level. AMAZING LOCATION in sought after GLENBROOK with TONS of AMENITIES, this one is a MUST SEE!! Just check out the pictures, then CALL your favourite Realtor FAST to VIEW!!