

3513 42 Street SW
Calgary, Alberta

MLS # A2275508



\$1,024,900

Division:	Glenbrook		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,915 sq.ft.	Age:	2025 (1 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Gentle Sloping, Landscaped, Rectangular Lot, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Stone Counters, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		
Inclusions:	N/A		

**** BRAND NEW INFILL READY FOR IMMEDIATE POSSESSION **** French Country Style, 2 Storey infill, with WEST facing back yard, nestled on a whisper quiet tree lined street in Glenbrook! Check out these these stunning features: 3+1 bedrooms, chef's kitchen with 10' quartz island/waterfall island/high end appliance package, 10 foot ceilings on main floor / 9 foot ceilings upper & basement, upper office/loft area, cozy gas fireplace, amazing master retreat with 5-piece spa like master bath/roughed-in steam shower/walk-in closet/heated floors, stunning hardwood & tile flooring, custom built-ins in EVERY closet & mudroom, large dining room with chic feature wall, large functional mudroom, roughed-in in-floor heat (in-slab) in basement & roughed-in A/C, double detached garage, good sized WEST backyard with large deck & BBQ line, basement wet bar, towering 14 FOOT vaulted ceiling in master bedroom, 3.5 baths, upper laundry room with sink & much more! Location is amazing - in the heart of Glenbrook on a super quiet tree lined street, all schools close by, only 5 min to DT & easy access to all amenities! This masterpiece comes with bumper to bumper warranty (1, 2, 5, 10) & all landscaping is complete - sidewalks/rear deck/fences & gates/stucco privacy wall & sod! Call today for details! IMMEDIATE POSSESSION!