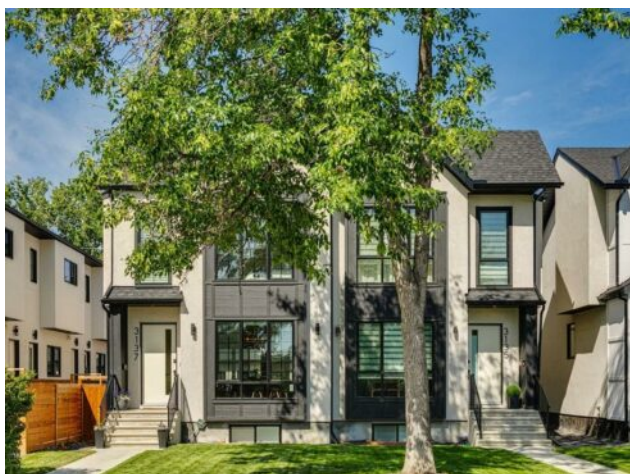


3137 39 Street SW
Calgary, Alberta

MLS # A2236723



\$935,000

Division:	Glenbrook		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,902 sq.ft.	Age:	2021 (4 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Landscaped, Low Maintenance Landscape, Rectangular Lot		

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

Features: Bookcases, Breakfast Bar, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

Inclusions: Samsung Frame TV

Sophistication meets style in this 3+1 bedroom, 3.5 bathroom home. Situated on a quiet street in the heart of Glenbrook. Upon entering this Casa you will immediately feel at home. Warm tones with wood accents, white cabinets, wide planked engineered hardwood flooring, Carrara marble backsplash, gas cooktop stove, built in wall oven & grey accented island with storage cubby. Sunny dining room with accented walls perfectly positioned for dinner parties. Living room adjacent to kitchen overlooking the WEST facing backyard with gas fireplace and stone accented wall with white oak shelving. Separate mudroom with built in cabinetry, bench and hooks. Powder room perfectly positioned for easy access. Second floor with lofted area and built in ideal for home office or homework area. Large primary bedrooms with luxurious ensuite, featuring in-floor heat, freestanding oval tub, shower with steam feature and bench. Separate water closet and large vanity with dual sinks and tiled wall feature. Primary walk in closet with fully integrated built ins with doors and mirrored door feature. Upper laundry room with tonnes of cabinetry, sink and drying area. Two other good sized bedrooms which share a 4-piece bathroom. Saunter down to the fully finished basement with built in media room and elaborate bar with wine storage, beverage cool, lighted cabinetry and sink perfect for family game nights or hosting a sports event. 4th bedroom with large walk in closet, and basement roughed in for in-floor heating. West facing patio with gas line overlooking your green grassy backyard and leading you to the double detached garage. Other features include upgraded central AC (\$9,000 value) 55" Samsung frame tv & custom window coverings. This gem will not disappoint!