

780-380-6207  
meghan@meghanrobinson.net

2812 39 Street SW  
Calgary, Alberta

MLS # A2191493



**\$999,900**

<b>Division:</b>	Glenbrook		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Side by Side		
<b>Size:</b>	1,920 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Door Opener		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Level, Yard Lights, Rectang		

**Heating:** High Efficiency, Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Hardwood, Tile

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Finished, Full

**LLD:** -

**Exterior:** Stucco, Wood Frame

**Zoning:** R-CG

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Bookcases, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar

**Inclusions:** Above Ground Pool and Equipment, Home Theatre System and projector, Garage shelves & WorkBench, TV Brackets

Immaculate 2 Story Infill on a quiet Street in Vibrant Glenbrook. Step into this bright home and be totally amazed at the Show home condition and upgrades everywhere you look. Start with the tiled foyer that leads onto a beautiful, engineered hardwood floor running through the main level. You are immediately drawn to the feature wall and a huge dining area that joins a chefs delight kitchen. This kitchen is a dream with a huge island that features a Farmhouse Stainless sink, upgraded Bosch appliance package giving you a Gas Cooktop, built in oven, Microwave, Dishwasher, and a hood fan built into the cabinetry for that smooth modern look! With undercounter lighting reflecting on an amazing backsplash, you know its home! The Great Room features a window wall with Patio Doors leading out to a wonderful deck and back yard. Enjoy the warmth of a gas fireplace with custom tile and woodwork surrounding it, and a TV with accent LED lights adding to the room. The back entry offers the comfort of a large Bench with storage areas under it and a broom closet as well. A wide decorative wood staircase leads you upstairs into a unique work or study desk area. The upper laundry room features a Stainless-Steel sink, quartz counters and white Cabinetry above the washer and dryer. You also have an amazing bathroom and 3 nice bedrooms. WOW is the only way to describe the primary bedroom. It offers a Feature wall, Vaulted ceiling with an amazing custom light, barn doors on the closet and bath, a large bright window and room for all your furniture. The Walkin Closet has a custom organizer as well. The spectacular ensuite provides a free-standing soaker tub, double sinks, quartz tops and a good-sized Steam Shower for you to relax in! Entertainment is what the basement is about, with a high-end Home Theatre Projection System featuring a 130-inch Screen. The

wet bar area compliments this space and makes you feel like you have it all at your fingertips! There is a 3 pce bath, as well as a large bedroom with a big bright window and a walk-in closet that completes this warm inviting space. Sound system runs throughout the home for that background music in any room. There is also a 17x10 ft above ground heated pool surrounded by Astro Turf for fun in the yard on those nice summer days. This home shows like its brand new, so don't miss this amazing opportunity to make it yours.