

**2827A 40 Street SW**  
**Calgary, Alberta**

**MLS # A2169458**



**\$950,000**

<b>Division:</b>	Glenbrook		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,926 sq.ft.	<b>Age:</b>	2013 (11 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard, Lawn, Landscaped, Level, Street		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, See Remarks	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete, See Remarks	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, See Remarks, Storage, Vaulted Ceiling(s)		

**Inclusions:** NA

OPEN HOUSE SUNDAY OCTOBER 20TH FROM 1:00 TO 3:00pm. Nestled on a quiet tree lined street with a west-facing backyard, this exquisite 4-bedroom, 4-bathroom custom home offers modern architecture with a perfect blend of stone, stucco, gemstone lighting and boasts over 2600 sf. of sophisticated living space. Enjoy the convenience of being within walking distance to all amenities, excellent schools, and Westbrook LRT, with a short drive to downtown. The main floor offers 9' ceilings, dark maple hardwood floors, a front home office/flex room, a functional kitchen, a dining and living room that is anchored by a gas fireplace accented with custom maple cabinetry and stylish two-piece bathroom. The well appointed kitchen features quartz countertops, high-end stainless steel appliances, including, gas cook top, built-in wall oven, microwave, and dishwasher. There are ample cupboards with ceiling height glass uppers and slide-out pantry shelves. The large breakfast bar and island provides additional counter space for meal prep and gatherings. The front and rear entries both have walk-in closets, high end doors and a sliding patio door that leads to the private west-facing yard and deck complete with a natural gas hook up and high end artificial turf. Upper level features vaulted ceilings with skylights that flood the space with natural light, doors with transom windows, sculpted carpets, 3 bedrooms (all walk-in closets), 4pc bathroom, linen closet, a laundry room with sink, cabinets and quartz countertops. Retreat to the inviting master bedroom with generous walk-in closet and large en suite with soaker tub, custom shower, water closet, chandelier and a skylight. The lower level has 9' ceilings and is roughed in for hydronic in-floor heating, a huge 4th bedroom with walk-in closet, full bathroom, a large Family room with in-ceiling speakers, a custom

wet bar and beverage center and two storage rooms. Completing this outstanding home is a large double garage and central air conditioning. This is a must see home.