

\$748,000 - 3111 39 Street Sw, Calgary

MLS® #A2247040

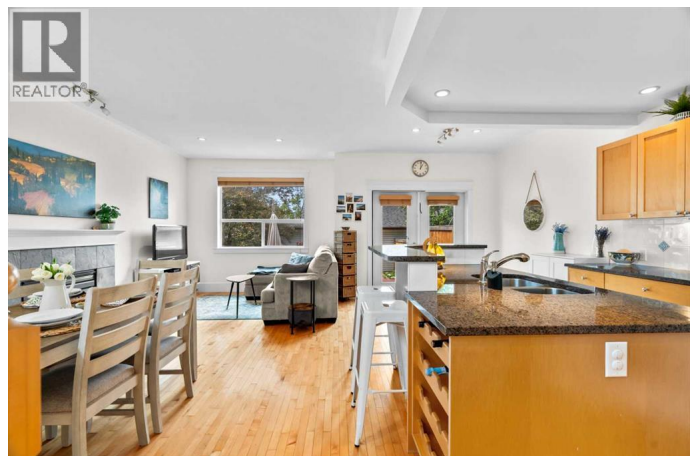
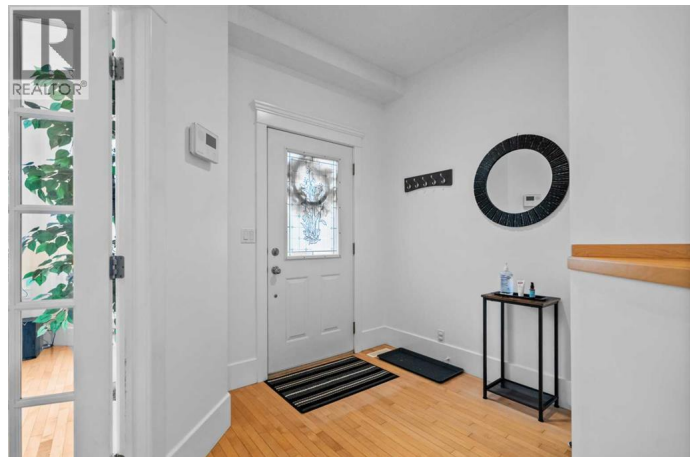
\$748,000

4 Bedroom, 4.00 Bathroom, 1,734 sqft

Single Family on 0.07 Acres

Glenbrook, Calgary, Alberta

Stunning 2-Storey Attached Home in Desirable Glenbrook, Calgary! Welcome to your dream home nestled in the vibrant community of Glenbrook! This beautifully designed 2-storey attached home boasts an array of features that perfectly blend comfort and modern living. Key Highlights :- Spacious Bedrooms: Upstairs, you'll find three generously sized bedrooms, including a master suite with a walk-in closet and a 5-piece ensuite featuring a separate shower and a large corner soaker tub—your private oasis awaits! Inviting Main Floor: The main floor is a true delight with elegant hardwood flooring throughout. The bright and airy living area features a gas fireplace, creating the perfect ambiance for family gatherings. Enjoy seamless indoor-outdoor living with double doors opening to a bright west-facing backyard. There is also air conditioning for the warm summer days. - Open Concept Design: The open concept kitchen, dining, and living area allows for effortless entertaining. The abundance of natural light floods in, making this space warm and welcoming. - Functional Office Space: A dedicated den or office on the main floor is perfect for remote work or tranquil study time. - Bright Basement: The finished basement features a fourth bedroom with a large window, a 3-piece bathroom, and a cozy recreation area, perfect for family activities or a playroom. Plus, there's plenty of storage space in the furnace room. - Recent Upgrades: Rest easy with a new furnace and hot water



tank(2023), and a NEW ROOF (2024),
(ensuring peace of mind for years to come!-
Charming Curb Appeal: The front yard
features a beautiful tree-lined street and an
aggregate winding walkway that welcomes you
home.- Outdoor Paradise: The expansive west
backyard is an entertainerâ€™s dream with a
freshly painted deck, perfect for summer
barbecues with a gas hook-up, and a
good-sized yard that includes a double
insulated rear garage, finished with drywall
and electrical.Community Highlights:Glenbrook
is known for its friendly neighborhood vibe,
excellent schools, and proximity to parks and
recreational facilities. Enjoy nearby amenities,
including quaint shops, cafÃ©s, and
convenient access to major routes for easy
commuting.Donâ€™t miss the chance to own
this exceptional home in one of Calgaryâ€™s
most sought-after communities! Schedule your
private showing today and start living the life
you've always envisioned in Glenbrook! Don't
forget to tour this great home with the attached
link (id:6289)

Built in 2000

Essential Information

Listing #	A2247040
Price	\$748,000
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	1,734
Acres	0.07
Year Built	2000
Type	Single Family
Sub-Type	Freehold

Community Information

Address	3111 39 Street Sw
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Subdivision	Glenbrook
City	Calgary
Province	Alberta
Postal Code	T3E3G9

Amenities

Amenities	Playground, Schools, Shopping
Features	Treed, Back lane, PVC window, No Smoking Home, Gas BBQ Hookup
Parking Spaces	2
Parking	Detached Garage
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Gas stove(s), Dishwasher, Dryer, Microwave Range Hood Combo, Window Coverings, Garage door opener
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Vinyl siding
Foundation	Poured Concrete

Listing Details

Listing Office	MaxWell Capital Realty
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