

**3133 40 Street SW**  
**Calgary, Alberta**

**MLS # A2218722**



**\$949,900**

<b>Division:</b>	Glenbrook		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,855 sq.ft.	<b>Age:</b>	2011 (14 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, Landscaped, Lawn, Level		

**Heating:** In Floor, Forced Air, Natural Gas

**Floors:** Carpet, Hardwood, Tile

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Stucco, Wood Frame

**Foundation:** Poured Concrete

**Features:** Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** Built-in BBQ

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

Elegant and sophisticated home with a tranquil west-facing backyard oasis that includes an outstanding outdoor kitchen! This stylish, contemporary home with an open concept floor plan is bathed in natural light highlighting the high-end finishes, gleaming hardwood floors and lavish designer style. CENTRAL AIR CONDITIONING ensures your comfort in any season. Culinary adventures are inspired in the chef's dream kitchen featuring granite countertops, full-height soft-close cabinets, a gas cooktop, stainless steel appliances, a pantry for extra storage and a massive centre island to casually gather around. Easily entertain in the adjacent dining room with beautiful views of the treelined street. Floor-to-ceiling glass in the living room creates a bright and inviting space for relaxing in front of the focal fireplace flanked by built-ins. Coffered ceilings add to the glamour of this beautiful space. Ascend the open riser staircase to the upper level and retreat to the huge primary sanctuary with ample space for a sitting area, extra windows providing loads of natural light, grand vaulted ceilings, a custom walk-in closet and a lavish ensuite boasting dual sinks, a deep soaker tub and an indulgent STEAM SHOWER. Both additional bedrooms are spacious and bright with easy access to the 4-piece bathroom. An upper level laundry room with a sink and built-ins further adds to your convenience. Gather in the rec room in the finished basement and connect over movie and games nights, while IN-FLOOR HEATING keeps toes warm and cozy. A 4th bedroom with a walk-in closet and another full bathroom are perfect for guests or a home office. The backyard is an outdoor lover's dream! The INCREDIBLE OUTDOOR KITCHEN is fully equipped for epic barbeques with a gas line, a sink, a grill station, built-ins, a sunshade, a bar fridge and even a pub-style bar area to convene around.

A pergola covers the lower patio for a relaxing space to unwind, while a built-in firepit entices endless summer nights roasting marshmallows under the stars. Built-in irrigation means less upkeep for you! All privately nestled behind the double detached garage. Phenomenally located mere minutes from Richmond Road, West Hills Towne Centre and Signal Hill Centre with seemingly infinite shopping, restaurant and entertainment options as well as Westbrook Mall, Optimist Athletic Park, North Glenmore Park and Weasel Head. Transit, parks, playgrounds and schools are all within walking distance. A quick commute to MRU and downtown too. Truly an exceptional location for this beautifully upgraded, move-in ready home!