



## 3140 46 Street Calgary Alberta

\$950,000

This exceptional 1340 sqft bungalow has been expertly renovated, a fine blend of modern finishes and timeless charm. Situated in the highly sought-after Glenbrook community, this 4-bedroom, 3-bathroom home is a true standout, meticulously upgraded throughout. As you step inside you'll be greeted by gleaming hardwood and slate floors that flow seamlessly from room to room. The open-concept design creates a welcoming atmosphere, highlighted by a spacious formal dining room that leads into the gourmet chef's kitchen. Featuring custom maple cabinetry, a large central island with a breakfast bar and top-of-the-line appliances including a gas range. The adjacent great room is bathed in natural light from expansive windows and boasts a cozy gas fireplace creating the perfect setting for relaxation and entertaining. The primary suite is spacious and includes a 4-piece ensuite and a walk-in closet. The second bedroom, currently used as a home office, is generously sized and versatile. The lower level provides even more living space with a large family room featuring a stunning wood-burning stove a separate area perfect for a rec room or home gym & two spacious bedrooms. A well-appointed 3-piece bathroom with a tiled shower and a laundry area complete this level. With a bit of work the basement could be made into an outstanding 2 bedroom suite. Outside, the landscaped backyard is an entertainer's paradise. Enjoy summer nights on the two-tiered deck complete with a firepit area, flagstone pathways and space for raised garden beds. The fully fenced yard offers secure RV parking with convenient back lane access, making it ideal for adventurers and outdoor enthusiasts. The home's curb appeal is equally impressive, with a sophisticated stone facade, stucco siding, aluminum soffits and fascia, and stamped concrete pathways--all enhancing the home's premium aesthetic. For those with ...

Bedroom 11.17 Ft x 12.00 Ft

Bedroom 13.08 Ft x 11.25 Ft

3pc Bathroom .00 Ft x .00 Ft

Recreational, Games room 16.33 Ft x 42.25 Ft

Storage 6.08 Ft x 7.83 Ft

Dining room 9.92 Ft x 7.08 Ft

Kitchen 14.33 Ft x 12.33 Ft

Living room 13.67 Ft x 12.58 Ft

Primary Bedroom 9.17 Ft x 15.83 Ft

4pc Bathroom 4.92 Ft x 8.08 Ft

Bedroom 12.33 Ft x 9.08 Ft

3pc Bathroom 10.25 Ft x 5.00 Ft

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