



## 3318 42 Street Calgary Alberta

\$949,000

Checkout this Stunning fully developed NEW HOME on a beautiful TREE LINED MATURE STREET, surrounded by new homes in the convenient inner city community of Glenbrook, this property definitely checks all the boxes! Upon entry the OPEN CONCEPT is exemplified with one of the most functional layouts in this property type! The expansive HARDWOOD FLOORS flow throughout the entire main floor. The living room has HUGE FRONT WINDOWS providing loads of natural light. The UPGRADED GALLEY KITCHEN is tastefully designed with white cabinetry, GOLD FIXTURES and stainless steel appliances! The large QUARTZ ISLAND is a focal point for entertaining and as a sitting area on those busy mornings. Moving to the upstairs the master bedroom is spacious and is complimented by a stunning 5 PIECE MASTER BATH complete with dual vanities, MARBLE FLOORING AND WALL TILES and a huge SOAKER TUB! The upstairs has 2 more spacious bedrooms, a 4 piece bath and a dedicated laundry room with cabinetry and a handy sink. Heading to the basement, the front window and location of the stairs provides loads of natural light! There is a LARGE REC ROOM for family time and the perfect work from home / studio that is accessible through the GLASS FRENCH DOORS. There is a 4th bedroom and a full bath that completes the lower level. With no expense spared the mechanical room benefits from a HOT WATER ON DEMAND SYSTEM and high efficiency furnace, keeping utility bills to a minimum. The backyard offers ample space for entertaining and provides access to the all important double car garage. This area is truly walkable with both elementary and middle schools nearby, as well as grocery, restaurants and other retail needs in the Glamorgan Shopping Center. (id:6769)

Primary Bedroom 13.42 Ft x 11.58 Ft

5pc Bathroom 12.00 Ft x 9.58 Ft

Other 10.42 Ft x 6.25 Ft

Bedroom 10.75 Ft x 9.75 Ft

Bedroom 11.08 Ft x 9.92 Ft

4pc Bathroom 9.67 Ft x 4.92 Ft

Laundry room 6.83 Ft x 6.08 Ft

Den 11.17 Ft x 9.00 Ft

Bedroom 11.67 Ft x 11.50 Ft

3pc Bathroom 11.58 Ft x 4.75 Ft

Living room 16.50 Ft x 15.33 Ft

Kitchen 19.08 Ft x 9.08 Ft

Dining room 13.08 Ft x 8.25 Ft

2pc Bathroom 7.25 Ft x 3.08 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

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Mirror

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Family room 19.00 Ft x 15.25 Ft