



# 3535 40 Street Calgary Alberta

\$1,049,000

**\*\*Rare and HIGHLY DESIRABLE lot location\*\*** Located in one of the most coveted southwest communities in Calgary sits a BRAND NEW Luxury home surrounded by MATURE TREES and OVERLOOKING a massive GORGEOUS GREEN PARK with the financial bonus of a LEGAL 2 BEDROOM SUITE in the basement. Stunningly designed with designer influences and high-end upgrades this home is an impressive sanctuary for any busy family. Chic lighting and park views create a casually elegant atmosphere in the dining room. The gorgeous chef's dream kitchen inspires culinary adventures featuring stunning stone detailed backsplash and countertops that contrast beautifully with the full-height white cabinets and stainless steel appliances. A gas cooktop, a massive breakfast bar island and a separate serving bar with beverage storage further adds to the allure of this outstanding space. Adjacently, the living room encourages relaxation in front of the floor-to-ceiling focal fireplace with fantastic built-ins and backyard views, all illuminating the engineered hardwood floors. A mudroom with built-ins leads from the rear yard to the stylish powder room for a quick clean-up upon entry. Upstairs a great loft area is a perfect office, study or casual gathering space. The primary bedroom is a calming oasis with park views, a custom walk-in closet and a lavish ensuite boasting dual sinks, a deep soaker tub overlooking the park and an oversized rain shower. Both additional bedrooms on this level are spacious and bright with easy access to the 4-piece bathroom. Upstairs Laundry conveniently completes this level, no need to haul loads up and down the stairs. Entirely private from the upper levels the legally suited basement creates incredible income potential or a beautiful and private space for multi-generational living. Gorgeously designed in the same quality finishes as the rest of the home this level impres...

Kitchen 12.67 Ft x 10.92 Ft  
Living room 12.67 Ft x 10.50 Ft  
Furnace 8.75 Ft x 8.83 Ft  
Bedroom 10.08 Ft x 11.67 Ft  
Bedroom 13.75 Ft x 10.17 Ft  
4pc Bathroom Measurements not available

Other 6.75 Ft x 12.17 Ft  
2pc Bathroom Measurements not available  
Loft 10.67 Ft x 8.83 Ft  
Laundry room 9.25 Ft x 5.75 Ft  
Primary Bedroom 13.42 Ft x 18.08 Ft  
Other 9.17 Ft x 6.08 Ft

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

Listing Presented By:



Originally Listed by:  
eXp Realty



See

**Mirror**

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Foyer	6.92 Ft x 7.17 Ft	Bedroom	9.83 Ft x 11.42 Ft
Dining room	13.33 Ft x 11.25 Ft	Bedroom	10.00 Ft x 14.83 Ft
Kitchen	15.75 Ft x 19.50 Ft	5pc Bathroom	Measurements not available
Living room	13.33 Ft x 11.25 Ft		