



# 3118 38 Street Calgary Alberta

\$775,000

Experience sophisticated urban living in this modern detached infill. This fully developed 2 storey features 9 feet ceilings and air conditioning to keep you cool throughout the summer heat. The main floor boasts luxury vinyl planking throughout. A spacious open living room with a stunning 2-sided fireplace that also enhances the dining area. The chef's kitchen is both stylish and functional, featuring luxurious granite countertops, a tile backsplash, and high-end stainless steel appliances, including a gas stove and a bar fridge. The kitchen is further enhanced by pure white maple cabinets and offers both a breakfast bar and coffee bar. The upper level presents three generously sized bedrooms, a convenient laundry area, and a beautifully appointed 4-piece bathroom. The primary bedroom is a true sanctuary, complete with a large walk-in closet, a private west-facing balcony, and a 5 piece ensuite. The newer developed basement also have vinyl planking throughout, an office with a barn door, 4 piece ensuite bath and open living room with a built in bar. Your backyard oasis has a low deck, open area and double car garage. Live in Glenbrook, close to schools, shopping and transit. Book your private showing today. (id:6769)

4pc Bathroom 2.19 M x 1.73 M  
Office 4.14 M x 2.92 M  
Living room 4.50 M x 5.13 M  
2pc Bathroom 1.96 M x 1.47 M  
Breakfast 3.43 M x 3.45 M  
Dining room 2.62 M x 4.06 M  
Living room 3.25 M x 4.80 M

Kitchen 3.43 M x 4.09 M  
Other 1.35 M x 4.09 M  
4pc Bathroom 1.58 M x 3.45 M  
Bedroom 2.62 M x 4.52 M  
Primary Bedroom 3.45 M x 5.08 M  
5pc Bathroom 2.41 M x 4.70 M  
Bedroom 3.15 M x 3.45 M

Listing Presented By:



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**RE/MAX REAL ESTATE  
(CENTRAL)**

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