



## 4210 41 Avenue Calgary Alberta

\$1,298,000

**\*\* OPEN HOUSE \*\*** Saturday 2-4. Welcome to this detached single family home where European design meets family life with style, set on a rare 30' x 120' lot and directly facing Grafton park that is home to the Glamorgan community association, St Andrew & Glamorgan schools. This isn't your average home -- it's a bespoke creation for those who appreciate form, function, and a little flair. Inside, light pours through the large windows, illuminating a carefully curated palette of clean lines, warm textures, and architectural finesse. The kitchen is a centrepiece, with sleek cabinetry, artful appliances, gas cooktop, wall oven, large sleek tiles, and a generously sized quartz island begging for lazy Sunday breakfasts or entertaining guests. Stay Cool in this air conditioned Masterpiece. our be cozy with the family room Gas Fireplace on a beautifully large-tiled wall. 10ft ceilings on the main and 9ft in the basement add to the open feeling of this home, this is not you average infill! Flow is everything here--from the open-plan living and dining spaces to the tucked-away home office nook (because real life includes Zoom calls and school projects). The mudroom is a godsend--think built-ins that actually keep chaos at bay. Upstairs, the primary suite features a private balcony, a seven-piece ensuite that could moonlight as a true spa with steam shower, rain head, body sprays, heated floors, freestanding tub, double sinks... yes, all of it, and a dressing room with make-up table that whispers "me time" every morning. The second floor is finished with another two well sized bedrooms with walk-in closets, large laundry room with sink and the perfect built-ins for an efficient experience and an additional bathroom with double sinks as well. All hallways and staircases are wider than you would expect providing a very roomy feel anywhere in this wonderful home. Downstairs, the ...

5pc Bathroom 11.50 Ft x 5.42 Ft  
5pc Bathroom 9.25 Ft x 17.33 Ft  
Bedroom 12.17 Ft x 12.92 Ft  
Bedroom 12.50 Ft x 12.83 Ft  
Laundry room 9.67 Ft x 6.33 Ft  
Primary Bedroom 13.50 Ft x 18.67 Ft

Bedroom 14.33 Ft x 11.33 Ft  
Recreational, Games room 19.58 Ft x 36.50 Ft  
Furnace 10.50 Ft x 12.25 Ft  
2pc Bathroom 5.83 Ft x 4.92 Ft  
Dining room 14.67 Ft x 14.00 Ft  
Kitchen 21.08 Ft x 23.00 Ft  
a

Listing Presented By:



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Other 9.67 Ft x 9.33 Ft

Living room 16.58 Ft x 14.08 Ft

3pc Bathroom 4.83 Ft x 11.33 Ft