



4416 35 Avenue Calgary Alberta

\$1,099,900

Visit Multimedia Link for Full Details & Floorplans! European-inspired DETACHED INFILL COMING SUMMER 2024 TO GLENBROOK! A rare find, this Eurocentric detached home with over 2,630 total sq ft, extensive CUSTOM MILLWORK, plus other DESIGNER UPGRADES throughout makes this a dream home opportunity! And it all starts with the design. Detailed stonework, arches, steep peaks, oversized windows the height of the exterior, and a custom lit and gated front courtyard create a stunning curb appeal masterfully crafted by John Trinh & Associates (JTA Design). As an award-winning designer based in Calgary, Alberta, you know your one-of-a-kind home is formed with precision and excellence by experts who are passionate about their craft. Located in sought-after Glenbrook, this brand-new home is steps to the Glenbrook Community Assoc., Optimist Athletic Park, and within a walkable distance to a plethora of shops, restaurants, and recreation at Westhill Shopping Centre. Supporting local has never been more convenient, either, with Glamorgan Bakery a couple of blocks away and 26th Ave local shops (Luke's Drug Mart, Model Land, and more) a short 7-min bike ride down the road! Although tucked away on a quiet street, you have easy access to Sarcee Trail and Richmond Rd. Stylish and functional, discover luxurious finishings on the main floor with soaring 11' ceilings, 8' passage doors, and wide-plank oak hardwood flooring. The kitchen features quartz countertops, custom cabinetry with soft-close hardware, and a hidden walk-in pantry. The oversized central island has LED skirting, bar seating, and a built-in beverage fridge. The stainless steel appliance package includes a gas cooktop and a built-in wall oven/microwave. A built-in bench resides in the rear mudroom, along with a full walk-in rear entry closet. A wood-wrapped staircase leads upstairs to the vaulted primary suite, featuring...

Primary Bedroom 13.00 Ft x 11.00 Ft
 Bedroom 12.00 Ft x 10.42 Ft
 Bedroom 11.33 Ft x 10.25 Ft
 Laundry room 8.17 Ft x 5.92 Ft
 4pc Bathroom .00 Ft x .00 Ft
 5pc Bathroom .00 Ft x .00 Ft
 Bedroom 10.33 Ft x 10.08 Ft

Recreational, Games room 17.17 Ft x 15.50 Ft
 Exercise room 14.08 Ft x 12.08 Ft
 3pc Bathroom .00 Ft x .00 Ft
 Living room 14.58 Ft x 11.92 Ft
 Kitchen 19.33 Ft x 8.83 Ft
 Dining room 11.00 Ft x 11.00 Ft
 2pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



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