



# 4511 35 Avenue Calgary Alberta

\$959,900

**\*\* CUSTOMIZE YOUR BRAND NEW DREAM HOME! \*\*** Amazing French Country 2 Storey infill with very rare SOUTH BACK YARD, in desirable Glenbrook! Fantastic features include: over 2700 sq ft of decadent development, chef's kitchen with massive quartz island & "Bosch" appliance package, amazing primary bedroom with 14 ft ceilings & stunning 5-piece "spa like" bathroom - roughed-in steam shower/walk-in closet/heated floors, wide plank engineered hardwood flooring on main floor & upper floor, choose your own tile & carpet, built-ins in EVERY closet in the home, large dining room with stylish feature wall, functional mudroom, roughed-in in-floor heat (in-slab) in basement, roughed-in A/C, double detached garage (20x20), good sized backyard with large deck & BBQ gas line, ceiling heights - main 10'/basement & upper floors - 9', "walk up" basement wet bar (bar fridge included!), 3+1 bedrooms, 3.5 baths, upper laundry room (washer & dryer included!) with sink & much more! Location is unbeatable - in the heart of Glenbrook on a quiet street, all schools close by, only 5 min to DT & easy access to all amenities! Bumper to bumper warranty with Progressive New Home Warranty (1, 2, 5, 10)! All this AND..... ALL LANDSCAPING INCLUDED - sidewalks/rear deck/fences & gates/sod decorative rock! Please note that pictures are of a very recent build but the end product will be similar. Possession - December 31, 2023. (id:6769)

Primary Bedroom 13.00 Ft x 12.00 Ft  
Bedroom 9.67 Ft x 12.00 Ft  
Bedroom 9.67 Ft x 12.00 Ft  
5pc Bathroom 7.58 Ft x 10.00 Ft  
4pc Bathroom 5.00 Ft x 8.58 Ft  
Laundry room 5.83 Ft x 8.58 Ft  
Bedroom 10.83 Ft x 9.08 Ft

3pc Bathroom 5.00 Ft x 10.50 Ft  
Recreational, Games room 14.50 Ft x 17.17 Ft  
Exercise room 8.50 Ft x 18.00 Ft  
Living room 17.00 Ft x 12.33 Ft  
Dining room 10.08 Ft x 11.00 Ft  
Kitchen 18.33 Ft x 9.75 Ft  
2pc Bathroom 5.00 Ft x 5.50 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX LANDAN REAL ESTATE

<http://www.MichaelNiemans.com>

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