



## 2812 40 Street Calgary Alberta

\$1,199,900

Here is the high-end, luxury infill you've been waiting for! This 5-BED, 3.5-BATH DETACHED home in beautiful GLENBROOK won't last long, with its well-thought-out floorplan and 2-BED LEGAL BASEMENT SUITE (subject to permits & approval by the city)! Glenbrook is an incredible community for families of any size, with inner-city living complimented by large lots and mature trees, with direct access to the Optimist Athletic Park and Arenas, Glenbrook Off Leash Area, Glenmeadows School, Turtle Hill, and all the shopping and amenities in the Westhills/Signal Hill shopping district. A large front door with a glass insert brings in lots of light as you are greeted in the foyer, with a built-in bench and hooks. The main level showcases an open-concept floor plan with the dedicated dining room starting it off with oversized West-facing windows flooding the entire level in natural light. The immaculate chef's kitchen has no detail overlooked, with an extra-long central island with bar seating and a nook extension for everyday meals, a modern and timeless tile backsplash, ceiling-height shaker cabinetry, and a full stainless steel appliance package including a double-wide French door fridge, a gorgeous gas cooktop, dishwasher, wall oven and microwave, and space for a beverage fridge. The custom millwork extends into the large living room, with upper shelving and counters on either side of the inset gas fireplace, with direct access to the private deck through the 3-panel regency garden doors. The private powder room sits discreetly off the main living area with designer lighting and a tiled floor. Upstairs, a large bonus room greets you immediately, with a breathtaking vaulted ceiling with skylight, shining light on the inset gas fireplace! The primary suite also features a vaulted ceiling, large windows, an extra-long walk-in closet with built-in shelving, and a luxurious 5-pc...

Furnace 11.00 Ft x 5.67 Ft  
 Living room 17.42 Ft x 12.42 Ft  
 Kitchen 24.00 Ft x 8.00 Ft  
 Dining room 10.33 Ft x 11.67 Ft  
 Other 12.67 Ft x 5.17 Ft  
 2pc Bathroom 5.42 Ft x 4.92 Ft  
 Primary Bedroom 13.00 Ft x 13.00 Ft  
 Other 17.92 Ft x 5.75 Ft  
 Bedroom 10.58 Ft x 10.00 Ft

Bonus Room 10.92 Ft x 8.08 Ft  
 Laundry room 7.67 Ft x 6.50 Ft  
 4pc Bathroom 8.75 Ft x 5.33 Ft  
 5pc Bathroom 10.42 Ft x 10.33 Ft  
 Bedroom 12.50 Ft x 10.67 Ft  
 Bedroom 10.75 Ft x 10.00 Ft  
 Kitchen 9.17 Ft x 7.75 Ft  
 Living room 14.83 Ft x 12.42 Ft  
 4pc Bathroom 9.75 Ft x 4.92 Ft

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Bedroom 9.92 Ft x 9.92 Ft