



2813 39 Street Calgary Alberta

\$899,900

**** CUSTOMIZE YOUR BRAND NEW DREAM HOME!! **** French Country Style, 2 Storey infill, with WEST facing back yard, nestled on a whisper quiet tree lined street in Glenbrook! Check out these these stunning features: chef's kitchen with 11' quartz island & high end appliance package, 10 foot ceilings on main floor / 9 foot ceilings upper & basement, cozy gas fireplace, amazing master retreat with 5-piece bath including roughed-in steam shower/walk-in closet/heated tile floors, chic hardwood/tile flooring, custom built-ins in EVERY closet & mudroom, large dining room with customizable feature wall, large functional mudroom, roughed-in in-floor heat (in-slab) in basement & roughed-in A/C, double detached garage (20x20), good sized WEST backyard with large deck & BBQ line, basement wet bar, towering 14 FOOT vaulted ceiling in master bedroom, 3+1 bedrooms, 3.5 baths, upper laundry room with sink & much more! Location is amazing - all schools close by, only 5 min to downtown & easy access to all amenities! This brand new masterpiece is in the early stages of development so you are able to choose most finishings! It also comes with bumper to bumper warranty (1, 2, 5, 10) & all landscaping is complete - sidewalks/rear deck/fences & gates/stucco privacy wall & sod! Call today for details! Possession approximately March 2024. (id:6769)

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| Bedroom 11.00 Ft x 11.67 Ft | 5pc Bathroom 8.75 Ft x 7.25 Ft |
| 4pc Bathroom 5.00 Ft x 8.17 Ft | Primary Bedroom 13.33 Ft x 12.33 Ft |
| Recreational, Games room 22.00 Ft x 18.00 Ft | Bedroom 11.00 Ft x 9.58 Ft |
| Kitchen 20.00 Ft x 10.33 Ft | Bedroom 11.00 Ft x 9.58 Ft |
| Living room 12.00 Ft x 12.83 Ft | Laundry room 6.00 Ft x 9.00 Ft |
| Dining room 12.50 Ft x 13.00 Ft | Office 5.33 Ft x 8.08 Ft |
| 2pc Bathroom 6.75 Ft x 5.75 Ft | 4pc Bathroom 9.00 Ft x 5.00 Ft |

Listing Presented By:



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RE/MAX LANDAN REAL ESTATE

<http://www.MichaelNiemans.com>



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