



## 3320 42 Street Calgary Alberta

\$969,500

Amazing opportunity to purchase a brand new LUXURY HOME in the popular south-west neighbourhood of Glenbrook. Situated on a wonderful tree-lined street, close to schools, parks, shopping, and transit. With 4 BEDS/3.5 BATHS this two-storey property provides over 2500 SQ.FT. OF TOTAL LIVING SPACE. With a FINISHED BASEMENT, and DOUBLE DETACHED GARAGE. The home is bright and airy and filled with natural light from the expansive windows, 9ft ceilings, glass stair railing, and the 2nd floor skylight. Smartly designed and exuding quality this property provides a very contemporary look with HARDWOOD FLOORING, WOOD CABINET DOORS, QUARTZ COUNTERS, and GAS RANGE. On the main floor you will find a open foyer with coat closet, a den overlooking the front landscaping. Leading into the open plan living area is a CUSTOM KITCHEN with ceiling height cabinetry, and spacious island with counter and bar height seating. The living area features a gas fire place with geometric tile surround and custom built-ins on either side. The dining area is set out with a custom chandelier. A smart mudroom with bench seating and coat hooks leads out to the raised deck- a perfect place for BBQing, this also provides access to the back yard and the garage. Finishing off the main floor is a convenient half bathroom. On the 2nd floor you will find a master bedroom with VAULTED CEILINGS, walk-in closet, and an elegant ensuite bathroom. The ensuite bathroom has a double vanity, a statement FREE-STANDING BATHTUB with chandelier, and a separate toilet and shower room. There are two great-sized bedrooms on this floor which overlook the quiet street, a family bathroom, and a luxurious laundry room with laundry sink and storage. In the basement you will find a generous recreation/family room, a large 4th bedroom with walk-in closet, and a full bathroom with oversized shower. Also, on this level there...

Primary Bedroom 13.75 Ft x 11.58 Ft

5pc Bathroom 16.08 Ft x 9.50 Ft

Other 7.83 Ft x 5.92 Ft

Bedroom 11.83 Ft x 9.75 Ft

Bedroom 9.92 Ft x 9.75 Ft

4pc Bathroom 9.50 Ft x 4.92 Ft

Other 6.58 Ft x 4.42 Ft

3pc Bathroom 12.33 Ft x 5.50 Ft

Storage 6.58 Ft x 4.50 Ft

Office 12.00 Ft x 11.67 Ft

Kitchen 13.50 Ft x 10.33 Ft

Dining room 11.17 Ft x 7.92 Ft

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Laundry room 9.50 Ft x 6.17 Ft

Recreational, Games room 18.17 Ft x 10.33 Ft

Bedroom 13.25 Ft x 13.08 Ft

Living room 14.50 Ft x 12.58 Ft

Other 5.67 Ft x 3.92 Ft

2pc Bathroom 5.58 Ft x 4.83 Ft