



## 4728 41 Avenue Calgary Alberta

\$799,900

Nestled on a tranquil street in the well-established community of Glamorgan, this once updated 2-story split home on a large 53'x110' lot offers ample space and features. The welcoming entry boasts sprawling hardwood floors that lead into a spacious living room and dining area. The kitchen features newer cabinets, granite countertops, and stainless-steel appliances. Step down into the cozy family room, complete with a wood-burning fireplace and patio doors opening to an impressive solarium - the perfect spot for your morning coffee. The upper floor includes three generously sized bedrooms and two full bathrooms, including a master suite with a 3-piece ensuite bathroom and walk-in closet. The basement is an entertainer's dream, with a large recreation room, wet bar, laundry room with sink, and an 4-piece bathroom featuring a jetted tub and separate shower. Additional highlights include a main floor office to work-from-home, an oversized single attached garage, a wide driveway offering ample parking, and a large yard with mature trees, providing a serene setting rarely found in newer communities. Newer furnaces, tankless hot water, triple pane windows in the great room, dishwasher and microwave hood fan, flooring, pocket doors on the upper level, interior and exterior paint, potlights, landscaping, toilets and fully updated solarium are for you to enjoy! (id:6769)

Recreational, Games room 14.42 Ft x 12.50 Ft

Family room 18.75 Ft x 10.75 Ft

4pc Bathroom 12.08 Ft x 8.58 Ft

Laundry room 6.42 Ft x 5.25 Ft

2pc Bathroom 4.58 Ft x 4.92 Ft

Kitchen 14.25 Ft x 11.42 Ft

Dining room 11.42 Ft x 7.92 Ft

Living room 15.42 Ft x 13.33 Ft

Family room 16.92 Ft x 11.42 Ft

Sunroom 12.25 Ft x 11.25 Ft

Office 10.50 Ft x 9.92 Ft

Primary Bedroom 12.92 Ft x 12.67 Ft

Bedroom 10.00 Ft x 8.92 Ft

Bedroom 11.08 Ft x 8.92 Ft

4pc Bathroom 7.33 Ft x 4.92 Ft

3pc Bathroom 7.00 Ft x 4.83 Ft

Listing Presented By:



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