

3309 40 Street Calgary Alberta

$799,000

* You don't want to miss this spectacular SW home at this weekend's OPEN HOUSE: SAT, NOV 21st AND SUN, NOV 22nd, 1-3 PM * Beautifully RENOVATED, this modern DETACHED HOME in the heart of GLENBROOK seamlessly blends modern flair with everyday functionality. Adding to its appeal are NEW GARAGE DOOR + EAVES (2026), CENTRAL AIR (2025), SHINGLES (2019), FURNACE (2018), & TANKLESS HWT (2018). Offering just over 2,019 sq. ft. of total living space, this 3-bed, 3.5-bath home offers a finished basement and an oversized double detached garage. Upon entry, engineered hardwood flooring and a crafted open-riser wood staircase with custom horizontal railings make a captivating first impression. Just off the foyer, the welcoming dining room is bathed in natural light from its large bay window, while elegant crown moulding adds timeless charm. Continuing in, the open-concept kitchen overlooks a sunlit breakfast nook and family room, creating an ideal setting for gathering and entertaining. The renovated kitchen showcases ceiling-height cabinetry, quartz counters, stainless steel appliances, and custom walnut bench seating with storage. Combined with the clever pull-outs, built-in spice rack, and soft-close dovetail drawers, they reflect careful planning and attention to detail invested. The family room offers a cozy gas fireplace with custom mantel and tile surround, plus access to the west-facing backyard for indoor-outdoor living. Surrounded by mature greenery, the private deck is the perfect setting for BBQs, outdoor dining, or unwinding in the warmth of the afternoon sun. Rounding out the main level is a stylish powder room, coat closet, and pantry, adding daily convenience for family and guests, and valuable storage. Upstairs, the king-sized primary features a walk-in closet, dual closets, and a four-piece ensuite with double vanity and large glass-enclosed shower. Down the h...

Bedroom 13.58 Ft x 10.08 Ft

4pc Bathroom 8.08 Ft x 4.92 Ft

Primary Bedroom 13.58 Ft x 10.08 Ft

4pc Bathroom 8.08 Ft x 6.58 Ft

Recreational, Games room 11.17 Ft x 9.25 Ft

Office 7.17 Ft x 12.17 Ft

3pc Bathroom 7.25 Ft x 6.75 Ft

Laundry room 7.42 Ft x 11.17 Ft

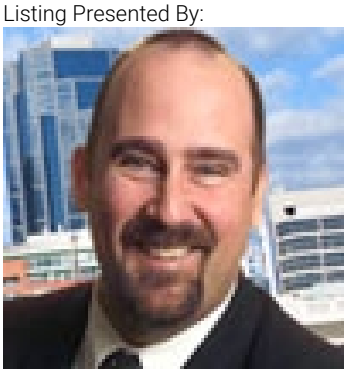
Dining room 12.83 Ft x 14.75 Ft

Kitchen 11.92 Ft x 9.17 Ft

Breakfast 4.33 Ft x 7.50 Ft

Family room 16.33 Ft x 11.33 Ft

Listing Presented By:



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Zolo Realty

http://www.team-webster.com/

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca

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Bedroom 14.92 Ft x 10.83 Ft

2pc Bathroom 2.92 Ft x 6.42 Ft

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