

3521 40 Street Calgary Alberta

$1,149,900

Welcome to 3521 40th Street SW, an exceptional semi-detached infill offering 1,954 sq ft of refined above-grade living space in the established community of Glenbrook. Facing a park with no homes directly across the street, this beautifully crafted residence pairs timeless white Hardie Board siding with sophisticated finishes, thoughtful design and impressive attention to detail.Step inside to 10-foot main-floor ceilings, engineered hardwood flooring that continues upstairs and along the staircase, and an open-concept layout designed for entertaining. A striking glass-walled office offers a stylish, light-filled workspace. The showpiece kitchen blends crisp white cabinetry with a contrasting white oak island, complemented by quartz countertops, a waterfall edge, a quartz backsplash and premium JennAir appliances. The living room brings warmth and character with a gas fireplace framed by tile and an MDF mantel, alongside custom white oak built-ins. Just beyond, a full-width concrete patio extends your living space outdoors, surrounded by a fully landscaped yard.Upstairs, the primary suite is a tranquil retreat with vaulted ceilings and a walk-in closet fitted with custom cabinetry. The spa-inspired ensuite offers a double vanity, freestanding soaker tub, steam shower and heated floors. Two additional bedrooms, each with custom built-in cabinetry, a beautifully appointed 4-piece bathroom and convenient upper-floor laundry complete this level.Downstairs, the attention to detail continues. Built with 10-foot foundation walls, the finished basement delivers true 9-foot ceilings without dropped bulkheads--a remarkable sense of openness. A spacious recreation room with a custom media wall is complemented by a wet bar featuring quartz countertops and a bar fridge. A dedicated approximately 11' x 12' gym, enclosed by a glass wall and finished with mirrors and durable gym fl...

Bedroom 10.92 Ft x 13.42 Ft

4pc Bathroom 11.25 Ft x 5.33 Ft

Exercise room 11.00 Ft x 12.00 Ft

Recreational, Games room 11.83 Ft x 18.83 Ft

Living room 15.08 Ft x 13.17 Ft

Kitchen 18.00 Ft x 13.00 Ft

2pc Bathroom 5.08 Ft x 5.00 Ft

Primary Bedroom 12.00 Ft x 13.33 Ft

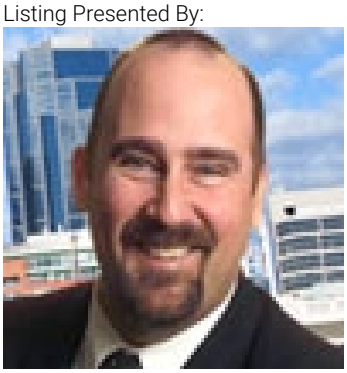
5pc Bathroom 13.75 Ft x 6.33 Ft

Laundry room 6.25 Ft x 8.17 Ft

4pc Bathroom 5.00 Ft x 9.67 Ft

Bedroom 9.83 Ft x 12.58 Ft

Listing Presented By:



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Dining room 13.00 Ft x 10.58 Ft

Office 5.50 Ft x 5.75 Ft

Bedroom 9.92 Ft x 11.75 Ft

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