



## 3537 40 Street Calgary Alberta

\$998,000

**\*\*OPEN HOUSE SATURDAY NOVEMBER 9 from 1-3PM \*\*\*\*Exceptional and HIGHLY DESIRABLE Lot Location**

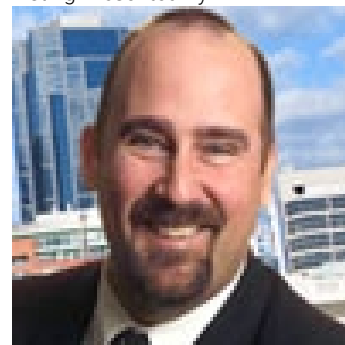
Nestled in one of Calgary's most sought-after southwest communities, this BRAND NEW luxury home is surrounded by MATURE TREES and offers breathtaking views of a large, beautiful GREEN PARK. Additionally, it features a LEGAL 2 BEDROOM SUITE in the basement, providing a financial advantage. This home showcases stunning design with high-end upgrades, making it an impressive retreat for busy families. The dining room exudes casual elegance with chic lighting and park views. The chef's dream kitchen invites culinary exploration, complete with a striking stone backsplash and countertops that beautifully contrast with the full-height white cabinets and stainless steel appliances. A gas cooktop, a spacious breakfast bar island, and a dedicated serving bar with beverage storage enhance this exceptional space. Adjacent to the kitchen, the living room promotes relaxation with its floor-to-ceiling focal fireplace, custom built-ins, and views of the backyard, all enhancing the warm ambiance of the engineered hardwood floors. A mudroom with built-ins connects the rear yard to a stylish powder room, perfect for quick clean-ups. Upstairs, a versatile loft area serves as an ideal office, study, or casual gathering spot. The primary bedroom offers a tranquil retreat with park views, a custom walk-in closet, and a luxurious ensuite featuring dual sinks, a deep soaker tub overlooking the park, and an oversized rain shower. The two additional bedrooms on this floor are spacious and bright, conveniently located near a 4-piece bathroom. Upstairs laundry adds convenience, eliminating the need to carry loads up and down stairs. The legally suited basement is entirely private from the upper levels, providing excellent income potential or a comfortable space for multi-generational living. This level is ...

4pc Bathroom 6.17 Ft x 9.17 Ft  
Bedroom 13.67 Ft x 10.25 Ft  
Bedroom 10.00 Ft x 11.75 Ft  
Family room 12.58 Ft x 12.50 Ft  
Kitchen 10.00 Ft x 8.83 Ft  
Laundry room 6.08 Ft x 7.50 Ft

Kitchen 16.50 Ft x 19.50 Ft  
Living room 13.92 Ft x 14.67 Ft  
Other 6.67 Ft x 7.25 Ft  
4pc Bathroom 9.25 Ft x 4.92 Ft  
5pc Bathroom 10.17 Ft x 15.42 Ft  
Bedroom 9.92 Ft x 11.25 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
eXp Realty

**RE/MAX Realty Professionals**

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

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

<b>Furnace</b>	8.75 Ft x 9.00 Ft	<b>Bedroom</b>	9.92 Ft x 14.83 Ft
<b>2pc Bathroom</b>	6.25 Ft x 5.00 Ft	<b>Bonus Room</b>	10.58 Ft x 8.92 Ft
<b>Dining room</b>	13.42 Ft x 11.17 Ft	<b>Laundry room</b>	9.17 Ft x 5.67 Ft
<b>Foyer</b>	6.75 Ft x 12.17 Ft		