

**2824 38 Street SW**  
**Calgary, Alberta**

**MLS # A2204258**



## \$800,000

<b>Division:</b>	Glenbrook		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,852 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, See Remarks	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, Soaking Tub, Vaulted Ceiling(s)		

**Inclusions:** N/A

**\*NEW PRICE \*** Welcome to this stunning custom-built 2-storey home situated on a quiet street in Glenbrook. Designed with style and functionality in mind, this home features 9 ft ceilings on the main level and vaulted ceilings upstairs, featuring a bright and open concept layout. The gourmet kitchen is a chef's dream, boasting floor-to-ceiling custom cabinetry, a built-in china hutch/ coffee bar, granite countertops, undermount lighting, and upgraded stainless steel appliances. The main floor design flows seamlessly into the spacious living and dining areas, making it perfect for both daily living and entertaining. A main-floor den/office offers a quiet workspace, ideal for remote professionals. Upstairs, the primary suite is a private retreat featuring a walk-in closet and a 5-piece ensuite with a soaker tub, double vanity, and glass-enclosed shower. The second bedroom is oversized and can easily be converted into two separate bedrooms, offering flexibility to suit your needs. A top-floor laundry room adds to the home convenience. The fully developed basement has been recently finished and includes engineered hardwood flooring throughout, a spacious rec room with a cozy gas fireplace, a third bedroom, and a modern 3-piece bathroom with an upgraded glass shower. Large basement windows bring in plenty of natural light, making the space feel warm and inviting. Outside, the backyard is beautifully landscaped and features a spacious deck, perfect for outdoor gatherings and park your car in the double garage.