



\$ 899,900.00

4416 35 AVENUE SW CALGARY

<https://paulbrinton.com>

**** BRAND NEW CUSTOM BUILT DETACHED HOME ****
Personalize your very own French Country Style, 2 Storey infill, nestled on a whisper quiet, tree lined street in Glenbrook! Check out these these fantastic features: chef's kitchen with massive 10' quartz island & high end appliance package, cozy gas fireplace, amazing...

- 4 beds
- 4 baths
- Detached
- Residential
- Active

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BASIC FACTS

Style: 2 Storey

MLS ® #: A1155926

Type: Detached

Bedrooms: 4

Baths Half: 1

Status: Active

Area: 0.00 sq ft

County Or Parish: Calgary

CONDO TYPE: Not a Condo

Post Updated: 2021-11-28 05:12:14

Bathrooms: 4

Bedrooms Above Grade: 3

Date added: 10/27/21

Two Piece Bath: 1

Lot size: 2990 sq ft

Year built: 2022

Parking: Double Garage Detached

PROPERTY FEATURES

Garage YN: Yes

Fireplace: 1

Fireplace Features: Gas

Exterior Features: Rain Gutters

District: CAL Zone W

Inclusions: Allowance

Lot Features: Back Lane, Landscaped, Level, Street Lighting, Rectangular Lot

Total Parking: 2

Flooring: Carpet, Ceramic Tile, Hardwood

Community Features: Park, Schools Nearby, Playground, Sidewalks, Street Lights, Shopping Nearby

Fencing: Fenced

Cooling: Rough-In

Interior Features: Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, See Remarks, Stone Counters, Walk-In Closet(s), Wet Bar, Wired for Sound

Roof Type: Asphalt Shingle



Heating Type: In Floor Roughed-In, Forced Air, Natural Gas, See Remarks

PROPERTY INFORMATION

Basement: Finished, Full

Laundry features: Laundry Room

Transaction Type: For Sale

Title Land: Fee Simple

Rooms Above Grade: 6

Construction Materials: Stone, Stucco

Foundation: Poured Concrete

Appliances: See Remarks

Subdivision Name: Glenbrook

Lot Size Acres: 0.07

Levels: Two

Zoning: R-C2

List Price Square Foot: \$ 428.80

Photo Count: 28

Unit Exposure: S

Suite: No

Frontage Metres: 7.92M 26`0"

Living Area SF: 2098.63

Structure Type: House

Restrictions: None Known

