

# \$1,188,000 - 4414 35 Avenue Sw, Calgary

MLS® #A2210483

**\$1,188,000**

4 Bedroom, 4.00 Bathroom, 1,933 sqft

Residential on 0.07 Acres

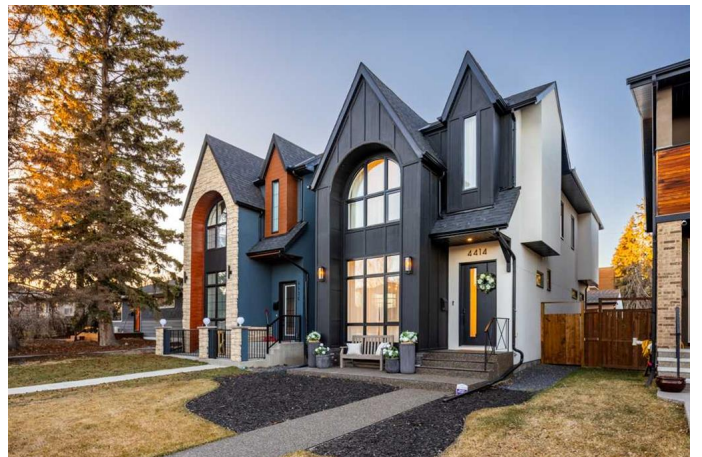
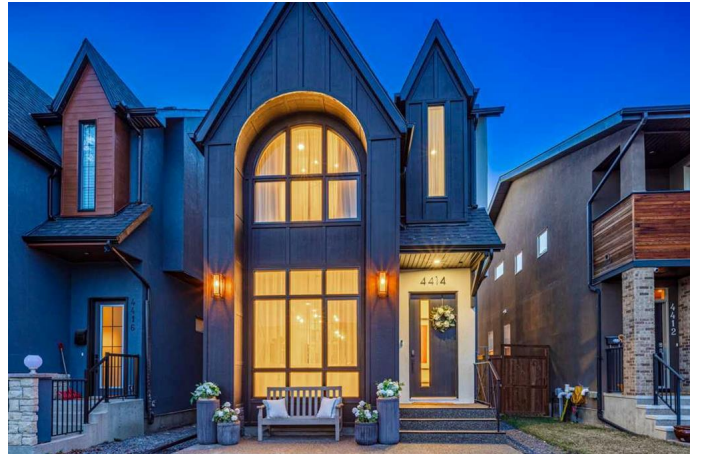
Glenbrook, Calgary, Alberta

Presenting an exquisite European-inspired detached infill in the coveted community of Glenbrook. This exceptional residence offers over 2,700 sq ft of professionally designed living space, seamlessly blending timeless elegance with contemporary luxury.

The striking exterior captures attention with sophisticated stone detailing, steeply pitched gables, expansive floor-to-ceiling windows, a river rock aggregate front patio and custom wrought iron railing. Step inside to discover the main level's grandeur, highlighted by soaring 10-foot ceilings, 8-foot doors, and wide-plank flooring throughout.

At the heart of the home is the luxurious gourmet kitchen, showcasing custom cabinetry with soft-close hardware, a walk-in pantry, and a breathtaking 13-foot quartz waterfall island ideal for gatherings, complete with bar seating and an integrated wine and beverage fridge. Premium appliances include a 60-inch built-in fridge/freezer, a professional-grade 36-inch gas convection range complemented by a convenient pot filler, a garburator, and an elegant stainless steel German apron sink. European stucco/plaster finishes on walls, hood fan, and fireplace enhance the refined aesthetic, adding depth and texture.

The thoughtfully designed rear mudroom features a built-in bench and generous walk-in closet, while a wide, graceful staircase leads



seamlessly to the upper level. The vaulted primary suite serves as a luxurious retreat, featuring a custom-designed walk-in closet, radiant heated floors, a spa-inspired ensuite with a fully tiled steam shower, freestanding soaker tub, and dual vanities. Two additional spacious bedrooms, a full 4-piece bathroom, and a convenient laundry room complete the upper level.

The professionally developed lower level boasts 9-foot ceilings and offers a fourth bedroom, stylish 3-piece bath, and a large recreation area accented by a built-in entertainment wall, warmed by in-floor heating for ultimate comfort.

Additional premium enhancements include air conditioning, in-floor heating in both the master bath and basement, wired speakers, custom cabinetry in every closet, and upgraded designer lighting throughout. The double garage measures 20x20 feet, is fully insulated, drywalled, painted, gas-heated, and accessible via a paved back alley. Property includes a comprehensive Progressive New Home Warranty, offering added peace of mind with extensive coverage, including appliances.

Outdoors, the professionally landscaped, maintenance-free yard offers generous patios featuring custom river rock aggregate surfaces both front and back, perfect for relaxation and entertaining. Conveniently situated near Westhills Shopping Centre, offering access to amenities, shops, restaurants, and local favorites such as Glamorgan Bakery and Luke's Mart. Located on a tranquil street surrounded by welcoming neighbours, this home also offers effortless connectivity to Sarcee Tr, Richmond Rd, Glenmore, Stoney Tr, and is just a quick 10-minute commute to downtown Calgary.

Built in 2022

## Essential Information

MLS® #	A2210483
Price	\$1,188,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,933
Acres	0.07
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	4414 35 Avenue Sw
Subdivision	Glenbrook
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 1B3

## Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Garburator, Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Wine Refrigerator
Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Other
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 10th, 2025
Days on Market	5
Zoning	R-CG

### **Listing Details**

Listing Office	eXp Realty
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