

COLDWELL BANKER
MOUNTAIN CENTRAL
THE STARNES GROUP

5001 30 AVENUE SW | CALGARY, ALBERTA, CANADA
COMMUNITY OF GLENBROOK



THE COMMUNITY OF GLENBROOK

Located in the very desirable “West Side” of Calgary, the community of Glenbrook is a well-established, pedestrian-friendly community that exudes small-town charm while still offering easy access to daily amenities. The neighborhood’s calm atmosphere and low traffic noise provides a peaceful environment for residents. Within its 1.9 km², Glenbrook houses three elementary schools, a junior high school, numerous parks and playgrounds and an off-leash dog park, making it an ideal community for families. Walk to *Glenbrook Plaza*, a two-story open-air centre featuring medical clinics, wellness centres, salons and food services, or the adjoining *Richmond Square* to browse *Home Sense* and *Canadian Tire*, pick up groceries at *Save on Foods* or get in a workout at *GoodLife Fitness*. The 15-minute drive to Calgary’s Downtown Core and seven-minute drive to the Westbrook LRT Station make getting to and from work a breeze and the quick access out to the highway for trips to Banff, Nakiska and Lake Louise make for a lovely drive.

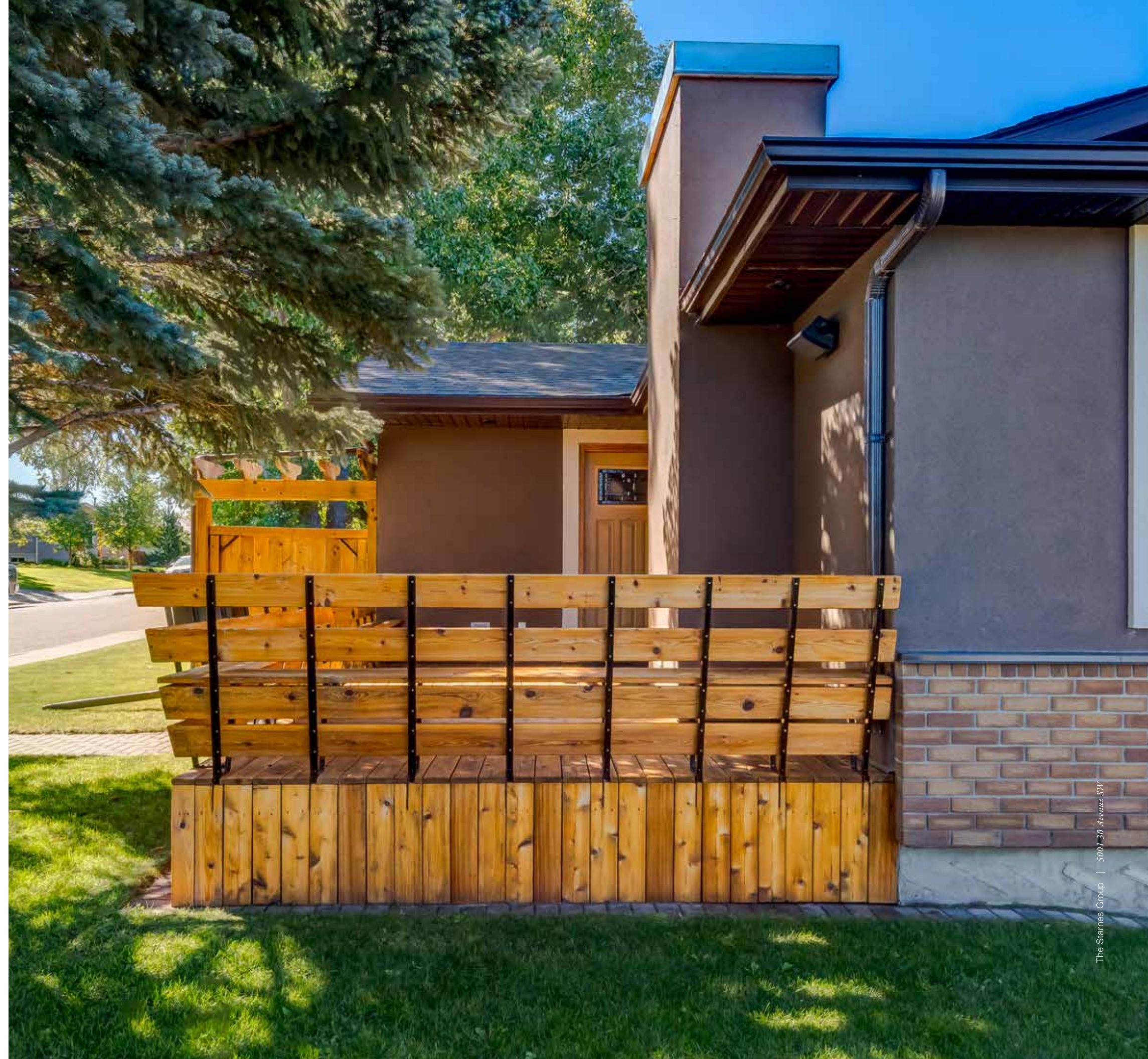


A CHARMING CHARACTER HOME

Situated on a large lot just steps from The Calgary Christian Academy School and the Glenbrook Off-Leash Dog Park, this charming semi-detached home has been fully renovated to provide modern home living in a well-established community. A concrete paver walkway leads to the expansive cedar front porch, which includes integrated chair rail and is the perfect place to sit and watch your children walk to school or to enjoy the privacy provided by the towering trees that only a mature neighbourhood can offer.

Follow the paver walkway around to the backyard where a private oasis awaits you. A large patio provides ample room for lounging and dining, beautiful custom planters and storage benches are as beautiful as they are functional, and the artificial turf lawn means this space always looks perfect.

The oversized, heated, double detached garage was built in 2013 and boasts 10-foot ceilings with attic storage trusses, epoxy flooring and space for a work bench. The tall ceilings provide room for car lifts for additional vehicle storage or provide more than enough space for a golf simulator. Whatever your hobbies may be, this garage provides all the space you need.













YOU HAVE ARRIVED

Upon entering this charming home, you are greeted by an open floor plan with sunlight streaming in through the large, South-facing windows. The expansive main entrance has enough room for a dining table and leads to a comfortable living room, where family and friends can gather for relaxing or entertaining.







DECADENT 'CHEF'S' KITCHEN

The fully remodeled and updated kitchen is sure to impress even the most discerning home chef. The full-height, solid wood cabinets provide plenty of storage and the expansive granite countertops offer ample space for preparing large meals. The stainless-steel appliances include a French-door refrigerator, a built-in wall oven and convection microwave, a dishwasher and a five-burner gas cooktop with a retractable downdraft range vent. A large, sunny window sits over the sink with a view to the backyard and a breakfast bar provides additional seating for informal meals. Undercabinet lighting, stainless-steel subway tile back splash and glass fronted display cabinets complete this well-appointed space.





MAIN FLOOR SLEEPING QUARTERS

The main floor primary suite has been relocated to allow for more space and modern amenities. The bedroom boasts two large 'his and hers' closets and has enough space for a full king-sized furniture set. The lavish primary ensuite features heated tile floors, a spa-like steam shower with six shower heads and an oversized 'floating' vanity, a custom-built storage cabinet and luxurious heated bidet commode seat. Whether starting your day or winding down, this relaxing space is the perfect place reset and unwind.





MAIN FLOOR AUXILIARY SPACES

A powder room is located off the main living area and offers a walk-in closet for storing cleaning and household products. Behind the living room is a welcoming mudroom with space for hanging and storage. Glass French doors lead to the concrete paver path connecting the house to the garage.





LOWER-LEVEL LIVING

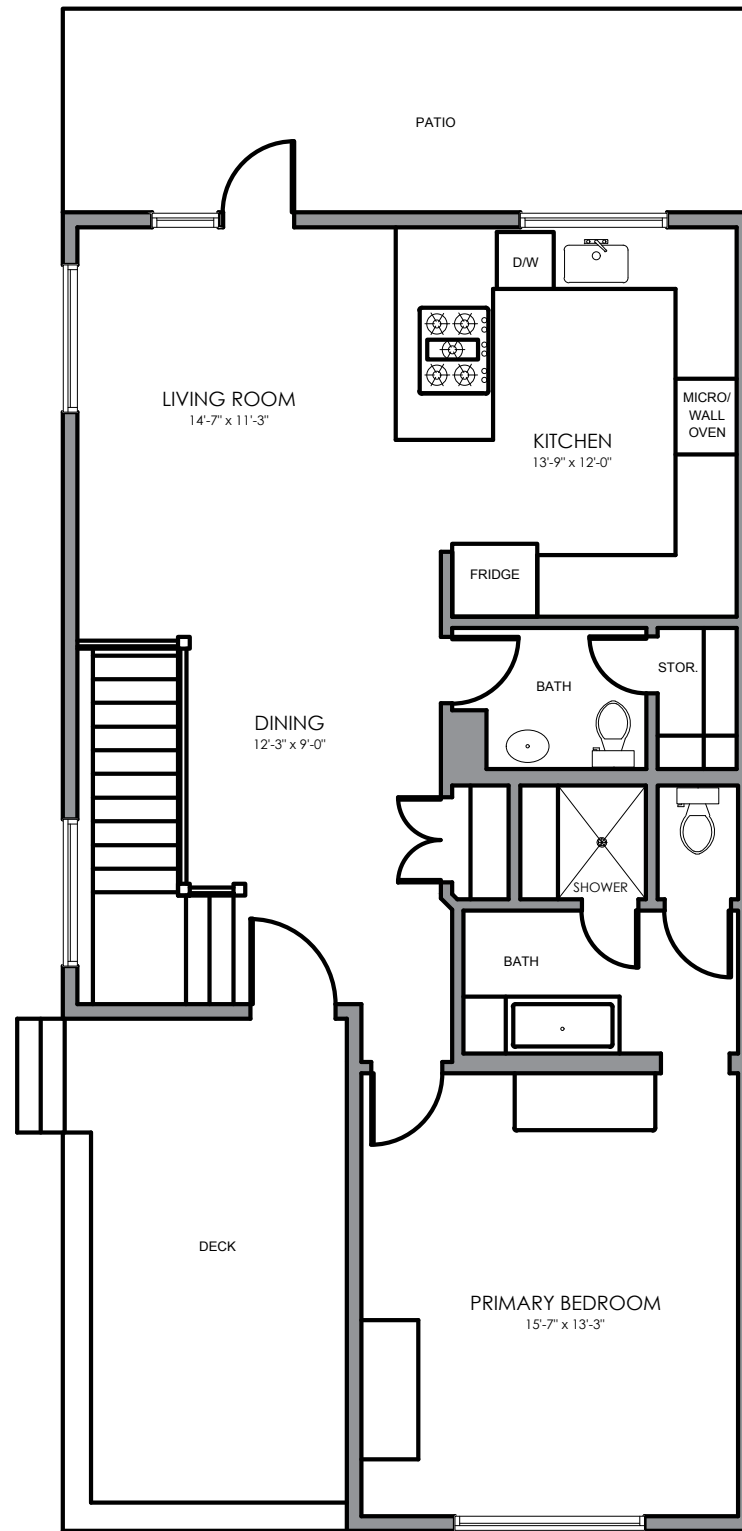
Down the wide staircase lined with open spindle wood and metal railing is the fully finished lower level. Two additional bedrooms, a full bathroom with a relaxing air jetted soaker tub, a laundry room and a fantastic home theatre with two-level seating make this both a children's 'haven' and a great place to spend quite nights in.



FANTASTIC RENOVATIONS AND UPGRADES TO THIS SPECTACULAR PROPERTY

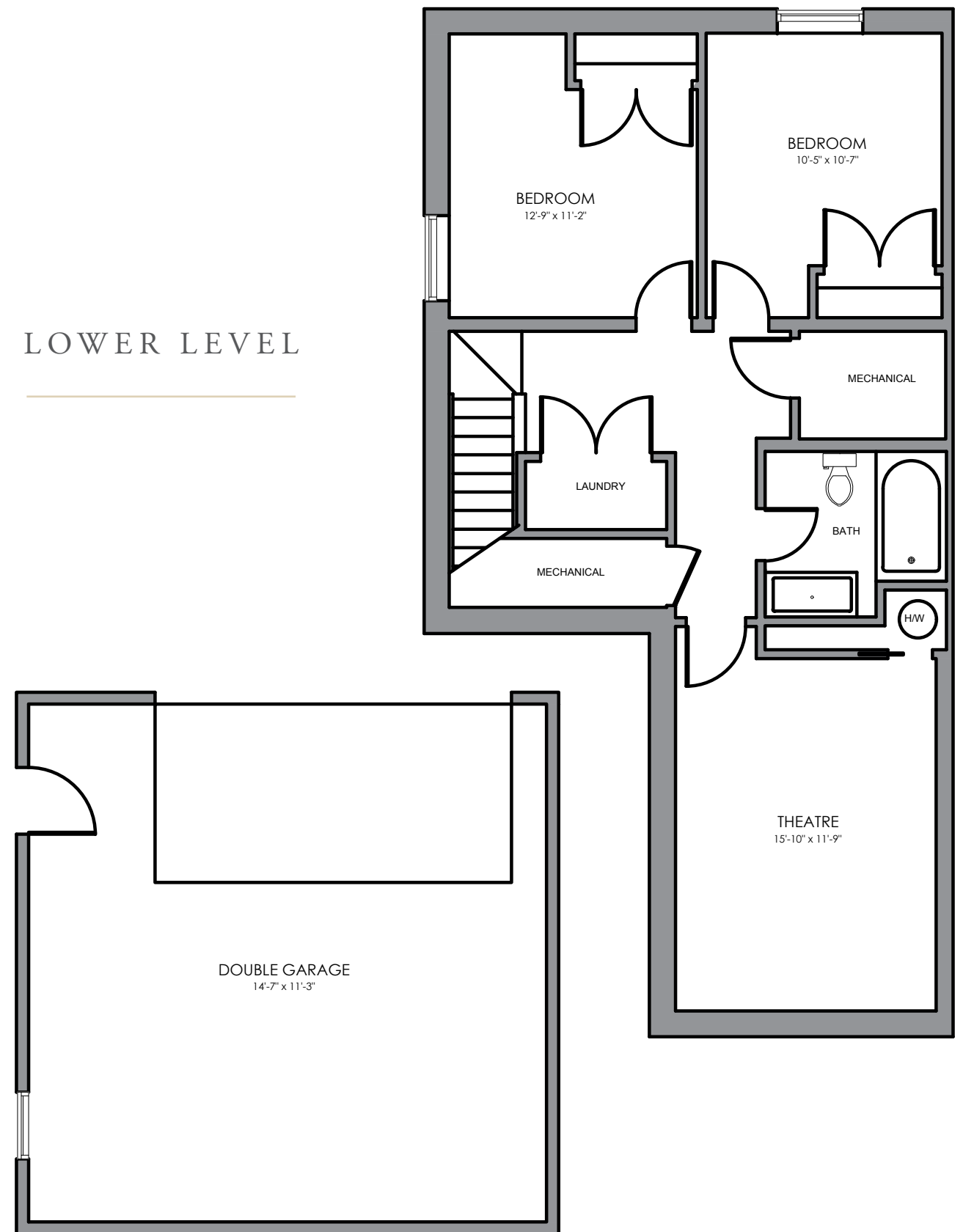
- Brand new roof in 2023
 - o Class 3 IR shingles
 - o *Stormshield* ice and water protection membrane
 - o New synthetic underlay
- Complete HVAC overhaul
 - o Removal of old natural gas furnace and ducting
 - o Installation of a new natural gas boiler with four in-floor heating zones servicing the entire home
 - o 80-gallon hot water storage tank
 - o Addition of a Heat Recovery Ventilator (HRV) system
 - o Ductless split system central air conditioning servicing the main floor
- All new electrical
 - o Upgraded panel
 - o New wiring throughout
 - o Cat-6 wiring throughout
 - o *Lutron RadioRA2* lighting system
- Completely new subfloor throughout for the radiant heating system
- New ceramic tile flooring
- New concrete paver walkway and rear patio
- Pressure treated wood fencing and gates
- Custom wood planters and storage benches on the South side of the garage
- Artificial turf in the backyard
- Underground sprinkler system for the front and sides of the home
- All new cedar front porch including chair railings
- Replaced old exterior siding with a new Exterior Insulation and Finish System (EIFS)
 - o New house sheathing and wrap
 - o One-inch Styrofoam insulation board
 - o Acrylic stucco
- Brand new oversized, 24'x24' double detached garage
 - o Spray foam insulated
 - o Heated
 - o Epoxy flooring
 - o Ten-foot ceilings
 - o Attic storage trusses
- Relocated and fully rebuilt kitchen
 - o All new plumbing and drains
 - o Brand new stainless-steel appliances
 - o Granite counter tops
 - o Solid wood full-height cabinetry
- Relocated the primary master suite and added 'his and hers' closets
- Brand new primary ensuite
 - o Fully tiled steam shower with six shower heads
 - o New toilet with a heated bidet seat
 - o Custom full-height storage cabinet
 - o Oversized 'floating' sink and vanity
- Completely redesigned powder room including removing a shower to add a walk-in storage closet
- Updated living room with new open-spindle wood and metal railing
- Added a rough-in for a gas fireplace in the living room
- *Nuvo Grand Concerto 6 Zone* in ceiling whole home audio system
- Fully developed and finished basement
 - o Addition of two bedrooms with egress windows and window wells
 - o New full bathroom with an air jetted soaker tub
- Installation of a lower-level media room
 - o Wired for *Dobly Atmos (7.2.4)* including four ceiling and two wall speakers
 - o Redundant cable runs for speaker wire and in-wall HDMI cables
 - o Alternative wiring for additional front height speakers
 - o Installation of a ceiling projector and screen





MAIN LEVEL

LOWER LEVEL



Main Floor Space: 936 square feet

Lower Floor Space: 788 square feet

Total Developed Floor Space: 1,724 square feet

Garage: 592 square feet

E&O INSURED
 DISCLAIMER: ALL TOTAL AREA MEASUREMENTS COMPLETED AND INSURED BY SQUARE ONE MEASURE USING THE RMS GUIDELINES SET OUT BY RECA (REAL ESTATE COUNCIL OF ALBERTA). MEASUREMENT INSURANCE PROVIDED IS TO BE CONSIDERED VOID WITHOUT PAYMENT AND NO ALTERATIONS, CHANGES, OR MANIPULATIONS CAN BE MADE TO THE DRAWING PACKAGE WITHOUT THE APPROVAL OF SQUARE ONE MEASURE. TOTAL SQUARE FOOTAGE MEASUREMENTS ARE BASED ON THE AREA WITHIN THE ALLOWED PERIMETER OF THE DETACHED OR ATTACHED HOME. THEY DO NOT INCLUDE DECKS, PATIOS, GARAGES, VAULTED "OPEN TO BELOW" AREAS, PLANT LEDGE WINDOWS, AREAS WITH FLOOR TO CEILING HEIGHTS BELOW FIVE FEET, AND FIREPLACE CANTILEVERS. FOR MORE INFORMATION ON THE RESIDENTIAL MEASUREMENT STANDARD (RMS) PLEASE VISIT: WWW.RECA.CA



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