



**GRASSROOTS**  
REALTY GROUP

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**3823 44 Street SW**  
**Calgary, Alberta**

**MLS # A2218762**



**\$900,000**

<b>Division:</b>	Glenbrook		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,940 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	4	<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, Back Yard, Landscaped, Lawn, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Soaking Tub, Stone Counters, Storage, Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound		
<b>Inclusions:</b>	Amp that powers the built-in speakers		

Welcome to 3823 44 Street SW, a beautifully crafted home that blends luxury, function, and modern design in one of Calgary's most sought-after inner-city SW neighborhoods. Even with its convenient proximity to the road, you'll find a remarkably tranquil atmosphere both inside and outside the home, providing peace and quiet living. Step inside to a main floor that impresses with stunning engineered hardwood flooring, delicate lighting, and a cozy living room featuring a fireplace with an elegant stone surround and custom built-in cabinetry illuminated to showcase your finest pieces. A large front window illuminates the space with natural light, enhancing the welcoming ambiance. The heart of the home, the kitchen, boasts a show-stopping oversized island with a waterfall quartz countertop, wine storage, and bar seating, perfect for entertaining. Culinary enthusiasts will love the gas cooktop, wall oven, built-in microwave, and full-height cabinetry offering abundant storage. The main floor is further elevated by an array of potlights and a stylish powder room for guests. Step outside to a west-facing backyard oasis complete with a poured concrete patio, perfect for summer gatherings, and a double garage with convenient lane access. Upstairs, you'll find sleek wooden railings with glass panels leading to a thoughtfully designed layout. The primary suite is a true retreat, featuring a large window, walk-in closet, and a luxurious 5-piece spa ensuite with a soaker tub and full-glass shower. Enjoy morning coffee or evening breezes on your private balcony. This level also includes two additional spacious bedrooms, a well-appointed 4-piece bath, and a laundry room with a sink for added convenience. The fully developed basement expands your living space with a bright recreation room, complete with built-in TV cabinets. Enjoy immersive audio with in-wall wiring for front and

rear surround sound speakers. Plus, HDMI cabling is discreetly run to accommodate your ceiling-mounted projector for a true home theater experience. Entertain with ease at the wet bar, or host guests in the additional bedroom with its own walk-in closet. A 4-piece bath and ample storage complete this level. Ideally located, this home is just steps from Richmond Road and within walking distance to Glenbrook School. Commuters will appreciate the easy access to Glenmore Trail via 37th Street and Stoney Trail via Sarcee Trail. You're also just minutes from the abundant retail and entertainment options at Westhills and Signal Hill Centre. Best of all, it's only a 10-minute drive to the downtown core and the vibrant energy of trendy 17th Avenue SW