



**GRASSROOTS**  
REALTY GROUP

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**3716 44 Street SW**  
**Calgary, Alberta**

**MLS # A2252583**



**\$1,050,000**

<b>Division:</b>	Glenbrook		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,954 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	5	<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, Low Maintenance Landscape		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<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, Open Floorplan, Separate Entrance, Walk-In Closet(s)		

**Inclusions:** NA

Welcome to your future luxurious semi-detached infill in the desirable community of Glenbrook. This home features a fantastic mortgage helper with a legal 2-bedroom basement suite, providing 847 square feet of private living space, with a separate entrance. You can enjoy the expansive 1,954 square feet of upper living space, which includes 3 bedrooms and 2.5 bathrooms, while renting out the legal basement suite. Glenbrook is the perfect neighborhood for young professionals and families, offering convenient access to shopping, dining, public transit, and excellent schools and parks. This home is designed for modern living with open-concept spaces, high ceilings, elegant lighting and plumbing fixtures, large windows, and an abundance of natural light. Upon entering the home, you'll be greeted by a spacious foyer with a built-in bench for convenient storage. The kitchen is a chef's dream, featuring a stunning hood fan, ceiling-height cabinetry, a massive quartz island with ample seating, and high-end stainless-steel appliances. The living room boasts large windows, allowing natural light to flood the space, and a cozy fireplace for added warmth. Thoughtful touches like custom cabinetry and shelving provide ample storage while giving you the flexibility to personalize the space. Upstairs, the primary bedroom offers a walk-in closet with built-in shelving/hanging, while the luxurious ensuite features heated floors, a freestanding soaker tub, and a fully tiled shower with glass doors. This floor also includes a dedicated laundry room and two generously sized additional bedrooms with a beautifully appointed 4-piece bathroom. The legal basement suite has its own private entrance from the side of the house, offering two spacious bedrooms, a 4-piece bathroom, and a well-appointed kitchen with ceiling-height cabinets, quartz countertops, a built-in pantry, dual

undermount sink, and stainless-steel appliances, including a fridge, electric range, and dishwasher. The basement also features a spacious living/dining area and in-suite laundry. Don't let this incredible opportunity pass you by—this home has everything you need and more! Book a showing with your favourite realtor today!