



**GRASSROOTS**  
REALTY GROUP

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**3731 45 Street SW**  
**Calgary, Alberta**

**MLS # A2274777**



**\$899,900**

<b>Division:</b>	Glenbrook		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,659 sq.ft.	<b>Age:</b>	1964 (62 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Faces Rear, Heated Garage		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Few Trees, Front Yard, Landscaped, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Vinyl Siding, Wood Frame	<b>Zoning:</b>	H-GO
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Crown Molding, Recessed Lighting, Soaking Tub		

**Inclusions:** Fridge in basement, TV mount in living room, Wine Racks

With 2,252 ft<sup>2</sup> of finished space, this 5-bedroom Glenbrook bungalow offers exceptional flexibility throughout! The living room immediately sets the tone with a bright bay window and a stone wood-burning fireplace that creates a timeless, welcoming atmosphere. The updated kitchen includes quartz countertops, a generous peninsula, a beverage centre, a 5-burner gas stove, a Bosch dishwasher, a garburator, and a large dining room ideal for gatherings. The primary suite is a highlight with a 4-piece ensuite featuring heated floors and a double vanity, along with an oversized walk-in closet complete with a window. A second bedroom, a two-piece bath, and a convenient main floor laundry room complete this level. The lower level offers outstanding versatility with two additional bedrooms, both with blackout cellular blinds, a den, a 4-piece bath with heated floors, and a professionally finished, temperature controlled wine cellar. An additional 850 ft<sup>2</sup> of bright, open, undeveloped space invites endless imagination, with large windows that provide future potential for a separate suite (subject to approvals), a recreation area, or a custom retreat tailored to your needs. The backyard is beautifully landscaped with aspens and perennials, featuring a large two-tiered deck. The upper deck flows from the kitchen, ideal for relaxed summer evenings and outdoor dining, while the lower composite deck with recessed lighting is accessed from the back door or the primary suite, creating a private outdoor escape. An oversized 22x24 heated double garage adds year-round comfort and valuable storage. Additional updates include two furnaces, air conditioning, a new fridge in 2023, and a new washer and dryer in 2025. With a playground just steps from your yard, the location is exceptional, offering quick access to schools, parks, shopping, transit, and downtown. Be sure to explore the virtual

tour to fully appreciate the layout and potential this property offers.