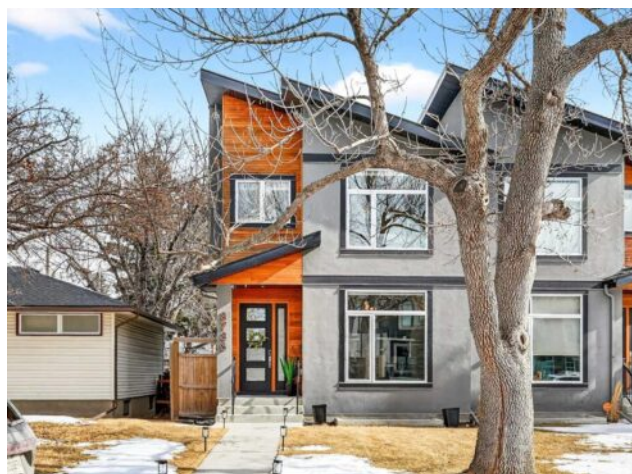


**3736 44 Street SW**  
**Calgary, Alberta**

**MLS # A2290735**



## \$850,000

<b>Division:</b>	Glenbrook		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,765 sq.ft.	<b>Age:</b>	2014 (12 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, Low Maintenance Landscape, Re		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cedar, Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub, Walk-In Closet(s), Wet Bar

**Inclusions:** Tv on main floor with bracket

Ideally located on one of Glenbrook's most desirable and well-established streets, this stunning fully finished contemporary infill offers exceptional design, quality craftsmanship, and a functional open-concept layout. The main floor showcases wide-plank engineered hardwood flooring, large windows that flood the space with natural light. The chef-inspired kitchen is beautifully designed with stainless steel appliances, quartz countertops, abundant two-tone cabinetry in white and wood finishes, and an oversized island with breakfast bar seating—perfect for both everyday living and entertaining. Adjacent to the kitchen, the spacious dining area easily accommodates gatherings of any size. The inviting living room features custom built-ins and a striking gas fireplace, creating a warm and stylish focal point. Expansive sliding doors lead to the private backyard retreat, an ideal place to relax after a long day. Completing the main level is a convenient 2-piece bathroom and a well-designed mudroom with built-in storage to keep everything organized and out of sight. Upstairs, the luxurious primary suite offers a peaceful retreat with a custom closet and an elegant spa-inspired ensuite featuring a large soaker tub, dual sinks, a stand-alone tiled shower with built-in bench seating, soaring ceilings, a stunning skylight, and a private water closet. Two additional generously sized bedrooms, a full 4-piece bathroom, and a convenient upper-level laundry area with stacking washer and dryer and sink complete this level. The fully developed basement, finished by the builder to the same high standard as the upper floors, provides incredible additional living space. This level includes a spacious recreation room perfect for a media area, playroom, or entertaining, along with a fully equipped wet bar featuring a sink, extensive cabinetry, and space for a bar or wine fridge. A

fourth bedroom with a large walk-in closet and a full 4-piece bathroom make this level ideal for guests or extended family. Outside, enjoy low-maintenance landscaping, a beautiful deck perfect for summer evenings, and a double detached garage. Additional comfort is provided with central air conditioning, making the home enjoyable year-round. Situated on a quiet street yet close to everything, this exceptional home offers easy access to schools, shopping, downtown Calgary, 17th Avenue, grocery stores, public transit, and major roadways. A beautifully designed inner-city home with an undeniable WOW factor—this is one you won't want to miss.