



## 4944 45 Street Calgary Alberta

\$824,900

This magazine worthy home puts the "Glam" in Glamorgan! This 4 bedroom, 3 full bath, turnkey & seriously stunning home was recently transformed into a Palm Springs inspired architectural gem. This Inner city, air conditioned and meticulously maintained beauty sits on a great sized corner lot and offers fantastic views of the Rocky Mountains right out your front windows in sought after community of Glamorgan. An aggregate pathway and expansive West facing front porch lead you into this open concept home which features a timeless colour palette and vinyl flooring mostly throughout. Notice the vaulted ceiling and floor to ceiling tiled electric gas fireplace as you step into the naturally bright front entrance towards the airy living room that flows into the fabulous kitchen. You'll love the newer stainless steel appliances including gas stove along with sleek quartz countertops, central island w/seating and room for your dining table which will make hosting parties/holiday gatherings a breeze. The well-appointed primary suite boasts a walk in closet and tranquil 3 piece bath with a luxurious shower (all of the bathrooms in the home were given the luxury treatment). A great sized 2nd bedroom (could be used as an office for those working from home) and a 4-piece bath with deep soaker tub rounds out this floors offerings. The fully finished basement is complete with a sliding barn door so if you have guests, older children or just want to divide the space from upstairs you can. You'll find a gas fireplace w/gleaming floor to ceiling tile surround in the ample sized lower living space which is the perfect place for movie /game nights and entertaining with a bespoke wet bar with its impressive quartz countertop with waterfall edge and beverage fridge. A substantially sized 3rd bedroom with walk in closet, 4th great sized bedroom, 3-piece bath with large shower with bench ...

3pc Bathroom 7.58 Ft x 6.08 Ft

Bedroom 10.33 Ft x 11.33 Ft

Bedroom 12.08 Ft x 16.17 Ft

Recreational, Games room 10.25 Ft x 21.58 Ft

3pc Bathroom 6.00 Ft x 8.00 Ft

4pc Bathroom 8.17 Ft x 4.92 Ft

Bedroom 9.25 Ft x 12.00 Ft

Kitchen 11.67 Ft x 12.25 Ft

Living room 13.25 Ft x 18.67 Ft

Primary Bedroom 12.00 Ft x 12.00 Ft

Listing Presented By:



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**Mirror**

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