



## 3550 45 Street Calgary Alberta

\$599,900

**\*VISIT MULTIMEDIA LINK FOR FULL DETAILS & FLOORPLANS!\* TOWNHOME INFILL COMING TO GLENBROOK IN 2025!** This exquisite 2-storey townhome offers an impeccable living experience with thoughtful design touches. Featuring 2 beds, 2 baths, and a single detached garage, the home boasts designer finishes, a modern lighting package, and 8-foot interior passage doors. The main floor greets you with luxury vinyl plank flooring, a welcoming front foyer with a built-in closet, and a **STANDOUT CUSTOM KITCHEN** equipped with shaker style cabinetry, a full-height tile backsplash, a central island, quartz countertops, and s/s appliances. The adjacent dining room is perfect for family meals and entertaining, while the living room's oversized window fills the space with natural light. A stylish 2-piece powder room with modern tile flooring, custom cabinetry, a quartz countertop, and an undermount sink completes the main level. Upstairs, the primary bedroom boasts a 3pc ensuite and a private balcony. Across the hall is the well-sized 2nd bedroom boasting a closet and easy access to the main 4pc bathroom. These luxurious ensuites include in-floor heating, fully tiled showers with 10mm glass doors, and quartz countertop sinks. The upper floor also houses a conveniently located laundry closet. The property has high-efficiency plumbing, heating, and electrical features, including pot lighting, a high-efficiency furnace with a humidifier, an on-demand hot water system, a central vacuum system rough-in, and an air conditioning rough-in. A 100 Amp electrical panel ensures the home meets modern electrical demands. Durable and stylish, the exterior features Hardie Board and Smart Board detailing, brushed concrete steps and walks, and pressure-treated fences for privacy. A comprehensive landscaping package adds beauty and tranquillity. Dual-pane vinyl windows and low-maintenance features enhance both...

Primary Bedroom 11.42 Ft x 11.00 Ft

Bedroom 10.83 Ft x 9.25 Ft

4pc Bathroom .00 Ft x .00 Ft

3pc Bathroom .00 Ft x .00 Ft

Living room 15.83 Ft x 13.17 Ft

Kitchen 15.00 Ft x 9.92 Ft

Dining room 12.75 Ft x 9.92 Ft

2pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX House of Real Estate

<http://www.urbanupgrade.ca/>

**RE/MAX**

**RE/MAX REAL ESTATE  
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