



3823 44 Street Calgary Alberta

\$900,000

Welcome to 3823 44 Street SW, a beautifully crafted home that blends luxury, function, and modern design in one of Calgary's most sought-after inner-city SW neighborhoods. Even with its convenient proximity to the road, you'll find a remarkably tranquil atmosphere both inside and outside the home, providing peace and quiet living. Step inside to a main floor that impresses with stunning engineered hardwood flooring, delicate lighting, and a cozy living room featuring a fireplace with an elegant stone surround and custom built-in cabinetry illuminated to showcase your finest pieces. A large front window illuminates the space with natural light, enhancing the welcoming ambiance. The heart of the home, the kitchen, boasts a show-stopping oversized island with a waterfall quartz countertop, wine storage, and bar seating, perfect for entertaining. Culinary enthusiasts will love the gas cooktop, wall oven, built-in microwave, and full-height cabinetry offering abundant storage. The main floor is further elevated by an array of potlights and a stylish powder room for guests. Step outside to a west-facing backyard oasis complete with a poured concrete patio, perfect for summer gatherings, and a double garage with convenient lane access. Upstairs, you'll find sleek wooden railings with glass panels leading to a thoughtfully designed layout. The primary suite is a true retreat, featuring a large window, walk-in closet, and a luxurious 5-piece spa ensuite with a soaker tub and full-glass shower. Enjoy morning coffee or evening breezes on your private balcony. This level also includes two additional spacious bedrooms, a well-appointed 4-piece bath, and a laundry room with a sink for added convenience. The fully developed basement expands your living space with a bright recreation room, complete with built-in TV cabinets. Enjoy immersive audio with in-wall wiring for front and ...

4pc Bathroom Measurements not available

Bedroom 13.25 Ft x 13.25 Ft

Recreational, Games room 19.00 Ft x 28.83 Ft

Furnace 5.42 Ft x 10.75 Ft

2pc Bathroom Measurements not available

Dining room 14.00 Ft x 12.58 Ft

4pc Bathroom Measurements not available

5pc Bathroom Measurements not available

Bedroom 10.08 Ft x 15.83 Ft

Bedroom 11.42 Ft x 10.67 Ft

Laundry room 9.25 Ft x 5.67 Ft

Primary Bedroom 13.33 Ft x 17.08 Ft

a

Listing Presented By:



Originally Listed by:
RE/MAX First

RE/MAX®
RE/MAX REAL ESTATE
(CENTRAL)

773 Glenmore rd , Calgary, British
Columbia, V1V 3B9

Phone: (403) 850-6722
ctimos@telus.net

Kitchen 15.92 Ft x 16.50 Ft **Other** 9.58 Ft x 6.08 Ft

Living room 15.00 Ft x 14.83 Ft