



44 Granlea Place Calgary Alberta

\$879,995

Rare Opportunity in Prime Glendale Location - Fully Upgraded 5-Bedroom Home! Welcome to this exceptional, never-before-listed home, perfectly positioned in one of Glendales most desirable cul-de-sacs. Overlooking a beautiful green space and park, this rare gem offers just over 1,200 square feet of thoughtfully designed living space with a total of five bedrooms and two and a half bathrooms, including a private ensuite in the spacious primary bedroom. Inside, the home has been fully transformed with modern upgrades throughout. The main floor features an open-concept layout, where the kitchen takes center stage with custom maple cabinetry, high-end KitchenAid stainless steel appliances, and cleverly integrated hidden storage through the kitchen and the dining area. Natural light fills the home thanks to new bay windows and triple-pane steel windows that cantilever and open fully, with built-in blinds on the upper level for added convenience and privacy. Upstairs you'll find three bedrooms, while the lower level has been fully renovated and includes two additional bedrooms. The basement boasts new luxury vinyl plank flooring over cork underlay, insulated walls and ceilings for superior soundproofing, and the same high-end triple-pane windows as the main floor. Every room in the home features dimmable lighting with modern dimmer switches, creating a warm and customizable ambiance throughout. Over the years, the property has seen numerous upgrades including a brand-new exterior with a stunning combination of stone and Hardie board siding, 50-year shingles, professional landscaping, and exposed aggregate concrete walkways. The detached 22x22 double garage is a standout feature, complete with a gas heater and a designated workshop space—perfect for projects or extra storage. The beautifully landscaped backyard includes built-in flower beds and a fully constructed shed fo...

4pc Bathroom 12.83 Ft x 7.83 Ft

Bedroom 12.58 Ft x 12.00 Ft

Bedroom 12.75 Ft x 12.00 Ft

Recreational, Games room 22.92 Ft x 19.50 Ft

Storage 7.75 Ft x 7.58 Ft

Furnace 9.17 Ft x 9.17 Ft

4pc Bathroom 8.25 Ft x 7.00 Ft

Bedroom 10.08 Ft x 9.92 Ft

Bedroom 10.92 Ft x 7.92 Ft

Dining room 8.17 Ft x 10.42 Ft

Kitchen 13.75 Ft x 13.42 Ft

Living room 17.08 Ft x 20.33 Ft

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Listing Presented By:



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2pc Bathroom 4.67 Ft x 6.92 Ft

Primary Bedroom 13.58 Ft x 11.75 Ft