



## 3327 44 Street Calgary Alberta

\$779,000

\*Open house on Saturday Nov 2 and Sunday Nov 3, 11am-2pm\* Nestled in the heart of the coveted Glenbrook community, this semi-detached home exudes modern elegance and comfort at every turn. Step through the front entry to be greeted by rich flooring that runs throughout the main level, setting a sophisticated tone. The airy open layout flows effortlessly from room to room, enhanced by central A/C to keep your living spaces comfortable year-round. The kitchen is a true centerpiece, boasting gleaming white cabinetry that contrasts beautifully with the polished quartz countertops. Whether you're preparing an elaborate feast or a simple breakfast, this space caters to every culinary need with grace. Just steps away, the dining area is bathed in natural light streaming from generous south-facing windows, perfect for relaxed meals or lively gatherings. The living room is equally inviting, anchored by a cozy gas fireplace and highlighted by a large patio door that opens to a sprawling deck. Equipped with a BBQ gas line, this outdoor space makes entertaining effortless, while the low-maintenance landscaping ensures you can enjoy more leisure time. Upstairs, you'll find three spacious bedrooms, each designed to be a private retreat. The primary suite is a showstopper, featuring a spa-like ensuite with dual sinks, a sumptuous tub, and a glass-enclosed shower, perfect for unwinding after a long day. Convenience is at the forefront with an upstairs laundry room and a well-appointed 4-piece bath completing this level. The basement remains undeveloped, offering a blank canvas to tailor this home even further to your needs. The detached double garage adds to the convenience and functionality, making this property a true gem in Glenbrook—a must-see for those looking for style, comfort, and location! (id:6769)

4pc Bathroom 7.92 Ft x 4.83 Ft  
5pc Bathroom 8.83 Ft x 9.67 Ft  
Bedroom .75 Ft x .92 Ft  
Bedroom 10.58 Ft x 11.17 Ft  
Laundry room 8.92 Ft x 6.08 Ft  
Primary Bedroom 14.00 Ft x 14.67 Ft

2pc Bathroom 5.42 Ft x 4.50 Ft  
Dining room 11.42 Ft x 9.75 Ft  
Kitchen 13.92 Ft x 13.75 Ft  
Living room 16.00 Ft x 17.50 Ft  
Other 5.67 Ft x 12.25 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX iRealty Innovations

<https://www.westernelite.ca/>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca