



3714 44 Street Calgary Alberta

\$1,050,000

This beautiful home is currently under construction and there is still a chance for you to pick out some of the selections and finishings. If you are looking to create your dream home, this is a great opportunity! Hurry because this option will only be available until early to mid March 2025. Welcome to your beautiful and luxurious semi-detached infill located in the community of Glenbrook. This home offers a HUGE mortgage helper with a 2 bedroom suited legal basement suite. You can live in the upper 1,900 SQ FT space which offers 3 BED and 2.5 BATH AND rent the PRIVATE 2 BED 897 SF ST legal basement suite. Glenbrook is the perfect neighbourhood for young professionals and families alike and is conveniently located to shopping, amenities, restaurants, public transportation, and great schools/parks. This home will offer open concept living, high ceilings, beautiful lighting and plumbing fixtures, European windows and an abundance of natural light from the large windows as shown in the drawings. As you enter the home, you will find the spacious foyer and bench with storage. The kitchen includes a beautiful hood fan, ceiling-height cabinets, quartz backsplash, a massive island with gorgeous quartz countertops and ample seating, and stainless-steel appliances. The living room includes lots of windows allowing for tons of natural light, a mudroom and a fireplace to make it feel warm and cozy. There are cabinets and shelving to make this home your own and providing enough storage space. The upper floor includes the primary ensuite, walk-in-closet with built-in shelving/hanging, while the ensuite bathroom offers heated floors, a freestanding soaker tub, and a fully tiled shower with glass doors. The laundry room is included on this floor, as well as 2 other great size bedrooms and a 5pc bathroom. The legal suited basement has a private separate entrance from the side of t...

Primary Bedroom 8.00 Ft x 13.00 Ft

Bedroom 10.67 Ft x 12.08 Ft

Bedroom 11.67 Ft x 9.50 Ft

5pc Bathroom 5.00 Ft x 9.83 Ft

5pc Bathroom 11.00 Ft x 6.58 Ft

Bedroom 10.00 Ft x 10.33 Ft

Bedroom 10.67 Ft x 10.08 Ft

4pc Bathroom 11.17 Ft x 5.00 Ft

2pc Bathroom 5.50 Ft x 5.00 Ft

Listing Presented By:



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eXp Realty



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