



## 3716 44 Street Calgary Alberta

\$1,050,000

This stunning home is currently under construction, offering you the exciting opportunity to personalize some selections and finishes to create your dream home. Don't miss out—this option won't be available for long! Welcome to your future luxurious semi-detached infill in the desirable community of Glenbrook. This home features a fantastic mortgage helper with a legal 2-bedroom basement suite, providing 897 square feet of private living space. You can enjoy the expansive 1,900 square feet of upper living space, which includes 3 bedrooms and 2.5 bathrooms, while renting out the legal basement suite. Glenbrook is the perfect neighborhood for young professionals and families, offering convenient access to shopping, dining, public transit, and excellent schools and parks. This home is designed for modern living with open-concept spaces, high ceilings, elegant lighting and plumbing fixtures, large windows, and an abundance of natural light. Upon entering the home, you'll be greeted by a spacious foyer with a built-in bench for convenient storage. The kitchen is a chef's dream, featuring a stunning hood fan, ceiling-height cabinetry, a massive quartz island with ample seating, and high-end stainless-steel appliances. The living room boasts large windows, allowing natural light to flood the space, and a cozy fireplace for added warmth. Thoughtful touches like custom cabinetry and shelving provide ample storage while giving you the flexibility to personalize the space. Upstairs, the primary bedroom offers a walk-in closet with built-in shelving/hanging, while the luxurious ensuite features heated floors, a freestanding soaker tub, and a fully tiled shower with glass doors. This floor also includes a dedicated laundry room and two generously sized additional bedrooms with a beautifully appointed 5-piece bathroom. The legal basement suite has its own private entrance from the ...

Primary Bedroom 13.00 Ft x 13.00 Ft

Bedroom 12.08 Ft x 10.67 Ft

Bedroom 9.50 Ft x 11.67 Ft

5pc Bathroom 5.00 Ft x 9.83 Ft

5pc Bathroom 6.58 Ft x 11.00 Ft

Bedroom 10.33 Ft x 10.00 Ft

Bedroom 10.08 Ft x 10.67 Ft

4pc Bathroom 5.00 Ft x 11.08 Ft

2pc Bathroom 5.00 Ft x 5.50 Ft

Listing Presented By:



Originally Listed by:  
eXp Realty



**Real Estate Professionals Inc.**

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

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