



# 44 Dalbrook Bay Calgary Alberta

\$1,180,000

Experience the epitome of luxury in this custom 4-level split-Wolf built masterpiece, nestled in the prestigious West Dalhousie neighbourhood and backing onto green space. With over 4,681 square feet of meticulously designed living space, this home is a sanctuary of elegance and comfort. Located in a serene cul-de-sac, the property boasts a sprawling yard with mature trees, offering both privacy and natural beauty. The main level welcomes you with a formal living room featuring a cozy wood-burning fireplace, and a formal dining room perfect for hosting. The sleek, stylish kitchen is a chef's dream, with double ovens, a gas stove, quartz countertops, heated tile flooring, and top-of-the-line stainless steel appliances. The vaulted family room is complete with a wet bar, skylights, and stunning floor-to-ceiling windows, providing a perfect space for relaxation and entertainment. A bright office with three skylights, a large mudroom/laundry room, and a 3-piece bath add to the home's functionality. Upstairs, the primary bedroom serves as a private retreat with his-and-hers closets, a luxurious 4-piece ensuite, and a secluded deck overlooking lush green space. Two additional spacious bedrooms and a 4-piece main bath complete this level. The professionally developed basement includes a large rec room, cold storage, and plenty of additional storage space. Outside, the mature, landscaped yard features a large deck ideal for entertaining, while the home's extras--such as two air conditioning units, three high-efficiency furnaces, and an oversized heated garage--ensure comfort and convenience. This home is not just a place to live--it's a lifestyle. Seize the opportunity to make it yours book your private viewing today or check out the 3D tour. (id:6769)

Bonus Room 15.00 Ft x 17.91 Ft  
 Primary Bedroom 11.84 Ft x 15.16 Ft  
 Bedroom 9.91 Ft x 11.32 Ft  
 Bedroom 8.60 Ft x 11.32 Ft  
 4pc Bathroom 5.00 Ft x 11.32 Ft  
 4pc Bathroom 11.32 Ft x 12.07 Ft  
 Den 8.27 Ft x 12.24 Ft

Furnace 7.00 Ft x 7.00 Ft  
 Storage 5.25 Ft x 11.75 Ft  
 Family room 14.34 Ft x 17.26 Ft  
 Other 4.76 Ft x 9.00 Ft  
 Kitchen 11.52 Ft x 15.16 Ft  
 Dining room 9.74 Ft x 15.16 Ft  
 Living room 13.09 Ft x 20.51 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
eXp Realty

<http://www.justinhavre.com/>



**Real Estate Professionals Inc.**

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

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

Recreational, Games room 13.75 Ft x 26.74 Ft

Great room 14.01 Ft x 24.00 Ft

Other 10.07 Ft x 12.66 Ft

Office 15.00 Ft x 17.91 Ft

Other 6.82 Ft x 8.43 Ft