



3736 44 Street Calgary Alberta

\$850,000

Ideally located on one of Glenbrook's most desirable and well-established streets, this stunning fully finished contemporary infill offers exceptional design, quality craftsmanship, and a functional open-concept layout. The main floor showcases wide-plank engineered hardwood flooring, large windows that flood the space with natural light. The chef-inspired kitchen is beautifully designed with stainless steel appliances, quartz countertops, abundant two-tone cabinetry in white and wood finishes, and an oversized island with breakfast bar seating--perfect for both everyday living and entertaining. Adjacent to the kitchen, the spacious dining area easily accommodates gatherings of any size. The inviting living room features custom built-ins and a striking gas fireplace, creating a warm and stylish focal point. Expansive 8' sliding doors lead to the private backyard retreat, an ideal place to relax after a long day. Completing the main level is a convenient 2-piece bathroom and a well-designed mudroom with built-in storage to keep everything organized and out of sight. Upstairs, the luxurious primary suite offers a peaceful retreat with a custom closet and an elegant spa-inspired ensuite featuring a large soaker tub, dual sinks, a stand-alone tiled shower with built-in bench seating, soaring ceilings, a stunning skylight, and a private water closet. Two additional generously sized bedrooms, a full 4-piece bathroom, and a convenient upper-level laundry area with stacking washer and dryer and sink complete this level. The fully developed basement, finished by the builder to the same high standard as the upper floors, provides incredible additional living space. This level includes a spacious recreation room perfect for a media area, playroom, or entertaining, along with a fully equipped wet bar featuring a sink, extensive cabinetry, and space for a bar or wine fridge. A ...

Primary Bedroom 13.75 Ft x 11.75 Ft

Other 10.92 Ft x 7.42 Ft

5pc Bathroom 11.42 Ft x 9.50 Ft

Bedroom 9.25 Ft x 8.92 Ft

Bedroom 10.00 Ft x 9.50 Ft

Laundry room 4.83 Ft x 4.17 Ft

Bedroom 12.25 Ft x 10.08 Ft

4pc Bathroom 8.50 Ft x 4.92 Ft

Furnace 17.00 Ft x 5.83 Ft

Living room 14.83 Ft x 13.58 Ft

Kitchen 14.92 Ft x 9.25 Ft

Dining room 12.83 Ft x 9.92 Ft

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4pc Bathroom 9.58 Ft x 4.92 Ft

Foyer 6.17 Ft x 4.17 Ft

Family room 13.08 Ft x 12.83 Ft

Other 7.83 Ft x 5.50 Ft

Recreational, Games room 15.25 Ft x 11.33 Ft

2pc Bathroom 5.50 Ft x 5.08 Ft