



THE
A-TEAM

**RE/MAX
FIRST**

3129 43 Street, Calgary T3E 3N9

MLS®#: **A2187200**

Area: **Glenbrook**

Listing Date: **01/22/25**

List Price: **\$940,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Semi Detached (Half Duplex)**

City/Town: **Calgary**
Year Built: **2019**

Lot Information
Lot Sz Ar: **2,938 sqft**
Lot Shape:

Access:
Lot Feat: **Back Lane,Back Yard**
Park Feat: **Double Garage Detached**

Finished Floor Area
Abv Sqft: **1,892**
Low Sqft:
Ttl Sqft: **1,892**

DOM

8
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey,Side by Side**

Parking
Ttl Park: **2**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard**

Construction: **Stucco,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Oven,Dishwasher,Dryer,Gas Cooktop,Microwave,Refrigerator,Washer**
Int Feat: **Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,See Remarks,Soaking Tub,Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	6`2" x 4`4"	Dining Room	Main	12`10" x 10`1"
Foyer	Main	6`8" x 6`2"	Kitchen	Main	13`3" x 18`10"
Living Room	Main	13`0" x 15`4"	Mud Room	Main	6`7" x 8`5"
4pc Bathroom	Upper	8`11" x 4`11"	5pc Ensuite bath	Upper	9`6" x 16`1"
Bedroom	Upper	9`6" x 11`2"	Bedroom	Upper	9`6" x 11`4"
Laundry	Upper	7`10" x 6`3"	Bedroom - Primary	Upper	11`6" x 14`11"
4pc Bathroom	Basement	8`6" x 5`0"	Other	Basement	5`8" x 11`1"

Bedroom
Furnace/Utility Room

Basement
Basement

12`9" x 11`1"
5`11" x 10`4"

Game Room

Basement

15`1" x 25`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1911356

Zoning:
R-CG

Remarks

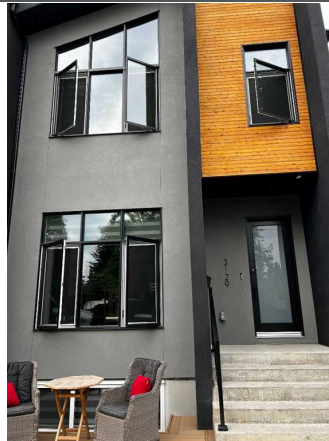
Pub Rmks:

Welcome to this exceptional custom-built luxury home in the highly desirable community of Glenbrook. With over 2500 sq ft of developed space and a double detached garage, this 4-bedroom, 3.5-bathroom residence offers the perfect combination of elegance, sophistication, and modern design. Situated on a picturesque tree-lined street with proximity to parks, schools, and transit, this home is ideal for families and professionals alike. The thoughtful design and attention to detail are evident throughout, with premium finishes and an open-concept layout that flows seamlessly. As you enter, you are greeted by a spacious foyer and a mudroom featuring custom-built cabinetry. The bright, sun-drenched dining room boasts oversized windows, showcasing a designer shiplap wall that adds both character and warmth. The chef-inspired kitchen is a standout feature of the main level, offering a massive 14-foot island, gas range, built-in appliances, and custom cabinetry that provides ample storage. The living room features custom built-ins surrounding a cozy fireplace, creating the perfect setting for relaxing or entertaining. A half bath and a mudroom leading out to the backyard complete the main floor layout. Ascend the stairs to the upper level, where you'll find the luxurious primary suite, featuring vaulted ceilings, a spacious walk-in closet, and a stunning ensuite with heated floors, a custom shower, a soaker tub, and dual vanities. Two additional generous bedrooms share the main bathroom, and a dedicated laundry room with sink and storage adds convenience. The fully finished basement is designed for both relaxation and entertaining, with a wet bar and beverage center, a large recreation room, a fourth bedroom, a full bathroom, and plenty of storage space. The west-facing backyard is a private oasis, featuring a large deck with dual gas lines, perfect for outdoor dining and relaxation, as well as a fully fenced yard and a double detached garage that's insulated and drywalled. This home is packed with additional upgrades, including air conditioning, a Phantom screen, a floating staircase, Wi-Fi-enabled dimmer switches, custom blinds, and under-mount lighting. Plus, a front deck area allows you to enjoy the morning sun. Offering premium upgrades and a thoughtful design, this home is truly a rare find in one of Calgary's most sought-after neighborhoods. Don't miss the opportunity to make this your dream home - book your private showing today

Inclusions:
Property Listed By:

**Hood Fan
RE/MAX Realty Professionals**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



3129 43 St SW, Calgary, AB

Main Floor Exterior Area 855.53 sq ft
Interior Area 815.25 sq ft
Excluded Area 16.82 sq ft



PREPARED: 2025/01/12

White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

