



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3730 44 Street, Calgary T3E 3S2**

MLS®#: **A2189793**

Area: **Glenbrook**

Listing Date: **01/30/25**

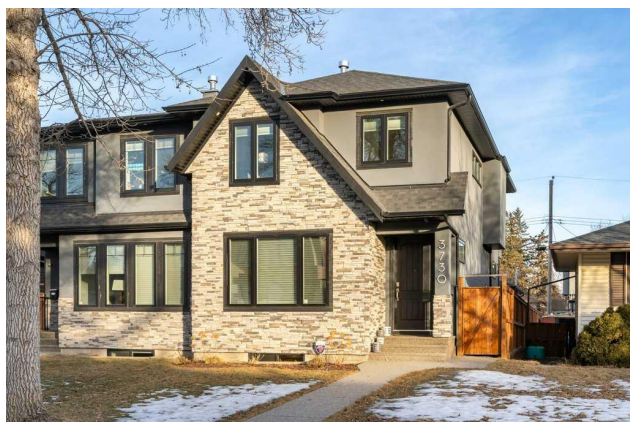
List Price: **\$874,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Semi Detached (Half**

**Duplex)**

Finished Floor Area

City/Town:

**Calgary**

Abv Sqft:

**1,794**

Year Built:

**2016**

Low Sqft:

Lot Information

Ttl Sqft:

**1,794**

Lot Sz Ar:

**2,873 sqft**

Lot Shape:

DOM

**2**

Layout

Beds:

**4 (3 1 )**

Baths:

**3.5 (3 1)**

Style:

**2 Storey,Side by Side**

Parking

Ttl Park:

**4**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,City Lot,Front Yard,Landscaped,Rectangular Lot**

**Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **BBQ gas line,Lighting,Private Entrance,Rain**

**Gutters**

Construction:

**Stone,Stucco**

Flooring:

**Carpet,Ceramic Tile,Hardwood**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Central Air Conditioner,Double Oven,Dryer,Garburator,Gas Cooktop,Range Hood,Washer,Window Coverings**

Int Feat:

**Built-in Features,Central Vacuum,Closet Organizers,Double Vanity,High Ceilings,Jetted Tub,Kitchen Island,No Smoking Home,Open Floorplan,Quartz Counters,Soaking Tub,Sump Pump(s),Vinyl Windows,Walk-In Closet(s),Wet Bar,Wired for Data,Wired for Sound**

Utilities:

Room Information

Room  
**2pc Bathroom**  
**Kitchen**  
**5pc Bathroom**  
**Bedroom**  
**Laundry**  
**4pc Bathroom**

Level  
**Main**  
**Main**  
**Upper**  
**Upper**  
**Upper**  
**Basement**

Dimensions  
**4`7" x 4`11"**  
**16`0" x 13`7"**  
**8`10" x 8`8"**  
**9`11" x 10`8"**  
**8`9" x 5`11"**  
**8`8" x 5`0"**

Room  
**Dining Room**  
**Living Room**  
**5pc Ensuite bath**  
**Bedroom**  
**Bedroom - Primary**  
**Other**

Level  
**Main**  
**Main**  
**Upper**  
**Upper**  
**Upper**  
**Basement**

Dimensions  
**14`0" x 11`3"**  
**14`2" x 17`1"**  
**8`10" x 14`11"**  
**9`8" x 9`11"**  
**14`5" x 16`2"**  
**9`1" x 9`8"**

<b>Bedroom Storage</b>	<b>Basement Basement</b>	<b>12`9" x 9`11" 5`8" x 7`3"</b>	<b>Game Room Furnace/Utility Room</b> Legal/Tax/Financial	<b>Basement Basement</b>	<b>13`2" x 15`0" 7`7" x 19`5"</b>
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Title: **Fee Simple**  
 Legal Desc: **1612116**

Zoning: **R-CG**

Remarks

Pub Rmks: **Welcome to an extraordinary west-facing inner-city residence, where luxury meets impeccable craftsmanship. This fully customized home spans across three meticulously designed levels, offering an elevated living experience. Every detail has been thoughtfully curated, from soaring 9-foot ceilings and grand 8-foot doors to expansive windows that flood the space with natural light. Engineered hardwood, custom built-ins, maple railings, and a sophisticated built-in speaker system set the stage for an ambiance of refinement and comfort. At the heart of the home, the gourmet kitchen is a masterpiece, featuring top-of-the-line appliances, two built-in ovens, two dishwashers, a six-burner gas cooktop with a pot filler, and soft-close shaker-style cabinetry extending to the ceiling. The oversized island, adorned with exquisite white quartz, offers double-sided cabinetry and an integrated garbage and recycling system, seamlessly blending elegance with functionality. The main level is designed for both grandeur and warmth, featuring a striking double-sided stone fireplace with a custom mantel and built-in shelving. A stylish powder room with a floor-to-ceiling tiled accent wall and a well-appointed mudroom further enhance the thoughtful main floor layout. Upstairs, the lavish primary suite is a serene retreat, boasting a spacious walk-in closet, and a spa-inspired five-piece ensuite with dual sinks, a custom-tiled shower, a Jacuzzi jetted tub, quartz countertops, separate water closet and heated floors. Two additional bedrooms, each with large windows, share a beautifully appointed four-piece bathroom with dual sinks. A conveniently located laundry room, complete with cabinetry and a sink, adds to the home's effortless functionality. The lower level is an entertainer's dream, featuring a stylish bar, a built-in entertainment unit, rough-in for a projector, a spacious recreation room, and an additional bedroom with a full bathroom. This exceptional home is equipped with a two-zone furnace, air conditioning, a central vacuum system, water softener and a roughed-in camera system ready for customization. Outside, the professionally landscaped yard includes a concrete patio, a BBQ gas line, and a fully finished double garage. Perfectly positioned on a quiet street, this home is just moments from top schools, downtown, Westhills Shopping Centre, public transit, and an array of premium amenities. Welcome home!**

Inclusions: **Built in Speakers, Refrigerator x2, Dishwasher x2**  
 Property Listed By: **Century 21 Bamber Realty LTD.**

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





