



THE
A-TEAM

**RE/MAX
FIRST**

3716 44 Street, Calgary T3E 3S1

MLS®#: **A2200933**

Area: **Glenbrook**

Listing Date: **03/10/25**

List Price: **\$1,050,000**

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:

1,903

Year Built:

2025

Low Sqft:

Ttl Sqft:

1,903

Lot Information

Lot Sz Ar:

2,870 sqft

Lot Shape:

DOM

26

Layout

Beds:

5 (3 2)

Baths:

3.5 (3 1)

Style:

2 Storey,Attached-Side by Side

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Lane,Back Yard,Low Maintenance Landscape

Double Garage Detached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Fireplace(s),Forced Air**

Sewer:

Ext Feat: **Other,Private Yard**

Construction:

Stucco

Flooring:

Ceramic Tile,Hardwood

Water Source:

Fnd/Bsmnt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Gas Cooktop,Microwave,Oven,Range Hood,Refrigerator,Washer

Int Feat:

Built-in Features,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Separate Entrance,Walk-In Closet(s)

Utilities:

Room Information

Room

Level

Dimensions

Room

Level

Dimensions

Legal/Tax/Financial

Title:

Fee Simple

Zoning:

R-C2

Legal Desc:

2412473

Remarks

Pub Rmks:

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 1-bedroom basement suite (or 2 if buyer prefers - have the option), 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 suite 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 side of the house, offering two spacious bedrooms, a 4-piece bathroom, and a well-appointed kitchen with ceiling-height cabinets, quartz countertops, a built-in pantry, dual undermount sink, and stainless-steel appliances, including a fridge, electric range, and dishwasher. The suite also features a spacious living/dining area and in-suite laundry. Don't let this incredible opportunity pass you by—this home has everything you need and more! Book a showing with your favourite realtor today!

Inclusions:

N/A

Property Listed By:

eXp Realty

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

