

**3731 43 Street SW**  
**Calgary, Alberta**

**MLS # A2223641**



**\$974,995**

<b>Division:</b>	Glenbrook		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,796 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, Heated Garage		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard, Garden, Landscaped, Lawn, Lev		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Marble	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Skylight(s), Storage, Sump Pump(s), Walk-In Closet(s), WaterSense Fixture(s), Wet Bar		
<b>Inclusions:</b>	Basement Bar Fridge		

Step into this stunning, professionally designed and decorated semi-detached home in the heart of Glenbrook. With over 2,500 sq. ft. of beautifully crafted living space, this 4 bedroom, 3.5 bathroom residence blends luxury, functionality, and comfort. The open concept main floor features a central kitchen anchored by a striking honed Arabescato Marble island, custom Rockpoint cabinetry, and high-end appliances ideal for entertaining or everyday living. Wide plank Oiled Oak engineered hardwood flows seamlessly across the main and upper levels, while plush wool carpet on the stairs adds a touch of warmth and elegance. The living room is a cozy yet refined retreat with built-in shelving, a gas fireplace, and French sliding doors that open to a private west facing backyard oasis complete with a deck and stone patio, perfect for sunset gatherings. Upstairs, you'll find three spacious bedrooms including a serene primary suite with a spa-like ensuite featuring a freestanding soaker tub, glass enclosed shower, heated floors, and a dual sink vanity with more custom cabinetry. The fully finished basement includes a stylish wet bar, a spacious rec room with a hidden storage area concealed behind a secret door, and a guest bedroom with a cheater ensuite perfect for visitors or a growing family. A detached, insulated, and heated double garage (with rough-in for EV charging) completes this exceptional home. Located in a desirable neighborhood close to parks, schools, and amenities, this home offers upscale living in one of Calgary's most sought after communities.