

3731 43 Street SW
Calgary, Alberta

MLS # A2223641



\$974,995

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

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Marble	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	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		
Inclusions:	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.