

44 Granlea Place SW  
Calgary, Alberta

MLS # A2230986



# \$879,995

<b>Division:</b>	Glendale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,218 sq.ft.	<b>Age:</b>	1959 (66 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Garden, Landscaped, Low Maintenance Landscape, N		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Concrete, Stone, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Storage		
<b>Inclusions:</b>	Refridgerator x 2, Dishwasher, Microwave, Range hood, Electric stove		

Rare Opportunity in Prime Glendale Location & Fully Upgraded 5-Bedroom Home! Welcome to this exceptional, never-before-listed home, perfectly positioned in one of Glendales most desirable cul-de-sacs. Overlooking a beautiful green space and park, this rare gem offers just over 1,200 square feet of thoughtfully designed living space with a total of five bedrooms and two and a half bathrooms, including a private ensuite in the spacious primary bedroom. Inside, the home has been fully transformed with modern upgrades throughout. The main floor features an open-concept layout, where the kitchen takes center stage with custom maple cabinetry, high-end KitchenAid stainless steel appliances, and cleverly integrated hidden storage through the kitchen and the dining area. Natural light fills the home thanks to new bay windows and triple-pane steel windows that cantilever and open fully, with built-in blinds on the upper level for added convenience and privacy. Upstairs you'll find three bedrooms, while the lower level has been fully renovated and includes two additional bedrooms. The basement boasts new luxury vinyl plank flooring over cork underlay, insulated walls and ceilings for superior soundproofing, and the same high-end triple-pane windows as the main floor. Every room in the home features dimmable lighting with modern dimmer switches, creating a warm and customizable ambiance throughout. Over the years, the property has seen numerous upgrades including a brand-new exterior with a stunning combination of stone and Hardie board siding, 50-year shingles, professional landscaping, and exposed aggregate concrete walkways. The detached 22x22 double garage is a standout feature, complete with a gas heater and a designated workshop space&mdash;perfect for projects or extra storage. The beautifully landscaped backyard includes

built-in flower beds and a fully constructed shed for additional storage, as well as brand new fencing around the home. Comfort and functionality are top of mind with a dual-furnace system, water softener and a commercial-sized hot water tank ensuring efficiency and consistent performance. Located just minutes from the 45th Street C-Train Station, Westbrook Mall, Westhills Shopping Centre, major highways, and a variety of schools and amenities, this home offers the perfect balance of tranquility and convenience. Don't miss this rare opportunity to own a fully upgraded home in one of Glendale's most picturesque and well-connected neighborhoods.