

**3131 43 Street SW  
Calgary, Alberta**

**MLS # A2242910**



**\$949,900**

<b>Division:</b>	Glenbrook		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,888 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Rectangular Lot		

<b>Heating:</b>	High Efficiency, In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<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>	-

**Features:** Built-in Features, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar

**Inclusions:** n/a

Welcome to an exceptional infill, where exquisite craftsmanship and meticulous design converge to create over 2,500 sq. ft. of unparalleled living space. This stunning home is a true testament to sophisticated living, designed for entertaining, offering an array of custom details and thoughtful upgrades throughout. Step inside and be greeted by soaring 10-foot ceilings and expansive, picturesque windows that bathe the main living areas in natural light, fostering a seamless flow. The gourmet kitchen, a culinary enthusiast's dream and is perfectly designed for hosting and entertaining with its timeless two-toned cabinetry, full tile backsplash, upgraded lighting, wall tiles, quartz counters, 14" island, and a chef-inspired appliance package. Find yourself enjoying your morning coffee in the spacious living room featuring an eye-catching, fully tiled gas fireplace, plenty of custom built-in storage, and an oversized window looking onto the beautifully landscaped west backyard. The level is complete with a 2-piece powder room and a large mudroom with a built-in bench. Ascend the custom open-riser staircase to the sun-drenched upper level, where the lavish primary wing awaits. This private retreat boasts vaulted ceilings, a spa-inspired ensuite with a luxurious full tiled shower, and in-floor heating, floating vanity, dual sinks, freestanding soaker tub, and a generously sized walk-in wardrobe with custom built-ins. Two additional spacious guest rooms share a beautifully appointed full bathroom, while an incredible private laundry room completes this level. The inviting lower level offers 9-foot ceilings, providing a bright and airy ambiance. Enjoy a nightcap at the wet bar or immerse yourself in a movie with the built-in speakers. A guest bedroom equipped with a large walk-in closet, along with ample storage and an upgraded 4pc bathroom, enhances the functionality

of this level. Additional upgrades include: A/C, water softener, insulated double garage, custom blinds, and much more! Located on a tranquil tree-lined street, this property offers unparalleled convenience. Enjoy easy access to community amenities, schools, parks, and playgrounds. Downtown is just minutes away, providing the perfect balance of serenity and urban connectivity. This stunning infill truly has it all!