



**GRASSROOTS**

REALTY GROUP

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**4940 45 Street SW**  
**Calgary, Alberta**

**MLS # A2318690**



**\$859,900**

<b>Division:</b>	Glamorgan		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,367 sq.ft.	<b>Age:</b>	1960 (66 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Triple Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Interior Lot, Landscap		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Vinyl Windows		

**Inclusions:** N/A

4940 45th Street SW is a completely rebuilt bungalow that has been thoughtfully reimagined with high-end craftsmanship and modern efficiency. Situated on private and secure 55x100 ft lot in the very desirable community of Glamorgan. Walking distance to all levels of schools including Mount royal University, close to playgrounds, shopping, public transportation, restaurants and bars, easy stress-free commute to downtown and easy access west to the mountains. This home offers 1367 sq ft of luxury living space on the main floor with a completely finished basement. This down to the stud's renovation gives you all of the features and benefits of new construction while preserving the charm of an established community. When you walk up to the home you appreciate the poured concrete pathways, Hardie board siding and rock details. Open the front door and be welcomed by the open, sunny and bright open space living area. The main floor includes three bedrooms with a private primary that has a five-piece spa like ensuite, walk in closet with functional built ins and a make-up table with mirror. The Chef's kitchen has lots of cabinets and quartz counters including a large island with room for four stools. The perfect place to entertain or help the kids with homework. There are sliding doors off of the dining room to a private deck to enjoy a morning coffee or to relax at the end of the day. The thoughtful mudroom is a feature seen very rarely in homes in the area. Downstairs the basement is finished to the same quality standards as the main floor. Enjoy the spacious family room with wet bar, a three-piece bathroom, bedroom and den. All of the mechanical systems have been upgraded and there are two high efficient furnaces for dual zone heating. The back yard contains a large 30x24 ft triple garage that is drywalled and insulated and there is still room to store an RV. This is

an opportunity to own a like new bungalow in one of southwest Calgary's most sought-after communities that blends timeless design, top quality materials and modern living in one package. Call today for your private viewing!