

44 Granlea Place SW  
Calgary, Alberta

MLS # A2285137



**\$935,000**

|                  |                                                                          |               |                   |
|------------------|--------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Glendale                                                                 |               |                   |
| <b>Type:</b>     | Residential/House                                                        |               |                   |
| <b>Style:</b>    | Bungalow                                                                 |               |                   |
| <b>Size:</b>     | 1,188 sq.ft.                                                             | <b>Age:</b>   | 1959 (67 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 Lane, Back Yard, Front Yard, Garden, Landscaped, Lawn, Level, Low M |               |                   |

|                    |                                               |                   |      |
|--------------------|-----------------------------------------------|-------------------|------|
| <b>Heating:</b>    | 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>   | 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>   | See Remarks                                   |                   |      |

**Inclusions:** N/A

Tucked away on a quiet, highly sought-after cul-de-sac in Glendale, this updated home offers a rare combination of privacy, functionality, and timeless design. Fronting onto a lush park and green space, the setting is both peaceful and picturesque while still remaining close to everything the west side has to offer. With just under 1,200 square feet above grade and five bedrooms in total, this home has been thoughtfully designed to maximize both comfort and usability. The main level features a bright, open layout centred around a beautifully updated kitchen; complete with custom maple cabinetry, stainless steel appliances, and cleverly integrated storage. Large upgraded windows flood the home with natural light, while built-in blinds provide added privacy and ease of use. Upstairs, three well sized bedrooms including a full bathroom, and a spacious primary retreat with its own private 2 piece ensuite. The updated lower level expands the living space significantly, offering two additional bedrooms, vinyl plank flooring and enhanced insulation in both the walls and ceilings. Dimmable lighting throughout the entire home allows you to create the perfect ambiance in every room. Outside, the curb appeal has been completely refreshed with a striking combination of stone and Hardie board siding, new 50-year shingles, exposed aggregate walkways, and professionally designed landscaping. The backyard is equally impressive, featuring built-in garden beds, a dedicated storage shed, and newer fencing for added privacy. A heated 'x' detached garage with a workshop space makes this property especially appealing for hobbyists, or those needing additional storage. Mechanical upgrades include a dual-furnace system, water softener, and a hot water tank; providing reliable, efficient performance year-round. Ideally located just minutes from the 45 Street

LRT station, Westbrook Mall, Westhills Shopping Centre, major commuter routes, schools, and everyday amenities, this is a great opportunity to own a turn key home in one of Glendale's most established and desirable pockets!