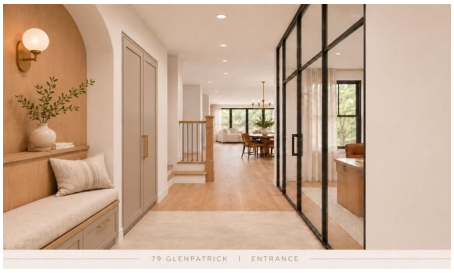
79 GlenPatrick Drive SW

Calgary | Active | MLS® A2359137

$1,299,000









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2027**	**2,195 sq. ft.**

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Listed by Real Estate Professionals Inc.

A closer look

NOT YOUR TYPICAL SKINNY INFILL! Welcome to 79 Glenpatrick Drive SW, an exceptional luxury residence on an **OVERSIZED LOT BACKING ONTO GREEN SPACE WITH A RARE TRIPLE-CAR GARAGE**. **BUYERS HAVE THE OPPORTUNITY TO WORK DIRECTLY WITH THE BUILDER TO CUSTOMIZE FINISHES AND DESIGN THEIR DREAM HOME**, bringing their personal vision to life. Offering over 3,060 SQ FT OF DEVELOPED LIVING SPACE, this thoughtfully designed home combines generous proportions, sophisticated architecture, and a timeless, curated interior. With **4 BEDROOMS, 4.5 BATHROOMS, AN UPPER BONUS ROOM, PRIVATE GYM, AND FULLY DEVELOPED BASEMENT**, it delivers a level of space and versatility rarely found in an inner-city infill.

An inviting foyer leads to a beautifully appointed front flex room, ideal as a private office, formal dining room, or elegant sitting area. Beyond, the open-concept main floor showcases natural textures and warm contemporary finishes. The **DESIGNER KITCHEN** features rift-cut white oak and custom painted cabinetry, warm ivory quartz countertops, soft ivory tile backsplash, and brushed brass hardware. A generous central island anchors the space, connecting the kitchen to the dining area and expansive rear living room. Oversized windows frame the backyard and adjoining green space, filling the home with natural light and creating a beautiful setting for everyday living and entertaining. Access to the spacious rear deck extends the living experience outdoors. A dedicated mudroom, side entrance, and stylish powder room complete the main level.

Upstairs, the **LUXURIOUS PRIMARY RETREAT** offers a spacious bedroom, impressive walk-in closet, and spa-inspired five-piece ensuite with a freestanding soaker tub, oversized glass shower, dual vanities, and private water closet. Two additional bedrooms, a full bathroom, and a dedicated laundry room provide exceptional functionality, while the generous **UPPER-LEVEL BONUS ROOM** offers an inviting space for a family lounge or media retreat.

The fully developed lower level is designed with entertaining and wellness in mind. An expansive recreation area with a **DEDICATED WET BAR** is ideal for movie nights and hosting guests, while a separate **PRIVATE HOME GYM** creates a personal fitness retreat. A fourth bedroom, full bathroom, and additional storage complete this versatile level. Outside, the **OVERSIZED LOT AND GREEN-SPACE BACKING** offer a rare sense of openness and privacy, with room to relax, entertain, and enjoy the outdoors. The **TRIPLE-CAR GARAGE** adds exceptional convenience and storage, setting this property apart from conventional infill homes. Defined by natural oak accents, warm neutral tones, elegant brass details, and a thoughtful layout, this residence pairs understated luxury with outstanding livability. **A RARE OPPORTUNITY TO CREATE YOUR DREAM HOME WHILE ENJOYING THE SPACE OF A LARGER RESIDENCE AND THE REFINEMENT OF LUXURY INNER-CITY LIVING Renderings and floor plans are for illustration purposes only.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2359137

Bedrooms	4
Bathrooms	4
Year Built	2027
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey, Attached-Side by Side
Total Living Area:	2,195 sq. ft.
Below Grade Finished Area:	868 sq. ft.
Lot Area:	3,750 sq. ft.
Lot Frontage:	27'
Front Exposure:	West
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	8
Year built:	2027 (Age: -)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)

Num Ensuite Baths:	1
Plan:	5093HR
Heating:	Forced Air
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	Composite Siding
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Tile
Cooling:	Rough-In
Fireplaces:	1
Fireplace Details:	Gas, Living Room
Garage:	Yes
Garage Spaces:	1
Parking:	Triple Garage Detached
Parking Places:	3
Parking Total/Covered:	3 / -
Laundry Features:	Laundry Room, Upper Level
City Quadrant:	Southwest
Community:	Glenbrook
Appliances:	Bar Fridge, Built-In Refrigerator, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Oven, Range Hood, Washer
Inclusions:	N/A
Restrictions:	None Known

Main Floor	Living Room · 17'9" × 15' ·
Main Floor	Mud Room · 6'2" × 4'6" ·
Main Floor	Dining Room · 14'4" × 10'2" ·
Main Floor	Kitchen · 15'3" × 13'9" ·
Main Floor	Foyer · 8'11" × 5' ·
Main Floor	Flex Space · 10'2" × 10' ·
2nd Floor	Bedroom - Primary · 15'3" × 14'6" ·
2nd Floor	Walk-In Closet · 11'5" × 5' ·
2nd Floor	Bonus Room · 15'3" × 10' ·
2nd Floor	Laundry · 9' × 5'10" ·
2nd Floor	Bedroom · 9'11" × 8'2" ·
2nd Floor	Bedroom · 10'2" × 9' ·
Basement	Game Room · 23'8" × 16'8" ·
Basement	Exercise Room · 12'5" × 11'2" ·
Basement	Furnace/Utility Room · 8'7" × 7'4" ·
Basement	Bedroom · 11'2" × 10'11" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s)
Interior Features:	Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)
Exterior Features:	Other
Patio And Porch Features:	Deck
Lot Features:	Backs on to Park/Green Space
Num. of Parcels:	0
Fencing:	Fenced

Region:	Calgary
Zone:	CAL Zone W
Zoning:	R-CG
Listed Date:	Nov 17, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/79-glenpatrick-drive-sw-calgary-a2359137/

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Prepared November 25, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.