



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1431 43 Street, Calgary T3C 2A3**

MLS®#: **A2113178**

Area: **Rosscarrock**

Listing Date: **03/09/24**

List Price: **\$1,100,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2024**  
Lot Information  
Lot Sz Ar: **3,014 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,951**  
Low Sqft:  
Ttl Sqft: **1,951**

DOM

**72**  
Layout  
Beds: **5 (3 2 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

Ttl Park: **2**  
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Landscaped,Rectangular Lot**  
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Private Entrance,Private Yard**

Construction: **Composite Siding,Stucco,Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Garage Control(s),Gas Stove,Microwave,Range Hood,Refrigerator,See Remarks**  
Int Feat: **Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

| Room              | Level    | Dimensions     |
|-------------------|----------|----------------|
| Office            | Main     | 9`4" x 9`5"    |
| Living Room       | Main     | 13`0" x 16`0"  |
| Dining Room       | Main     | 11`8" x 10`0"  |
| Bedroom - Primary | Upper    | 12`9" x 10`5"  |
| Bedroom           | Upper    | 10`0" x 11`10" |
| 4pc Bathroom      | Upper    | 9`7" x 6`0"    |
| Bedroom           | Basement | 10`5" x 10`4"  |
| 4pc Bathroom      | Basement | 7`6" x 9`4"    |

| Room             | Level    | Dimensions     |
|------------------|----------|----------------|
| 2pc Bathroom     | Main     | 6`5" x 5`10"   |
| Kitchen          | Main     | 10`5" x 10`0"  |
| Bonus Room       | Upper    | 10`11" x 9`6"  |
| Bedroom          | Upper    | 10`1" x 12`11" |
| 5pc Ensuite bath | Upper    | 12`6" x 7`6"   |
| Laundry          | Upper    | 10`0" x 6`10"  |
| Bedroom          | Basement | 10`6" x 14`6"  |
| Game Room        | Basement | 11`3" x 18`0"  |

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-C2**

**2312396**

Remarks

Pub Rmks: **How would you like to pick your colors and styles for this gorgeous detached home in Rosscarrock? If purchased before the cutoff, you can choose your paint, hardware, tile flooring, backsplash, as well as counters & much more, you have the opportunity to make this home your home by acting quickly! Home can be legally suited (subject to approval from the City of Calgary) with a SEPARATE ENTRANCE, this is an incredible option to have for the future sale of the property or to earn passive income now! The estimated possession is for September/October 2024. This is an exceptionally modern fully developed 5 BEDROOM HOME built with amazing quality & functionality in mind & It's on a beautiful street in the gorgeous city centre community of Rosscarrock. This Calgary custom home builder takes pride to the next level, their quality and craftsmanship far exceeds so many other builders. This fabulous floor plan boasts a large open concept and has a gorgeous kitchen, with high-end S.S appliances, including a GAS STOVE. The dining room, living room & kitchen are all designed for comfort & entertaining. The main floor also has a generous sized office, mudroom and foyer. The abundance of natural light from the oversized windows & doors just adds to its charm. The bedrooms are all a generous size & the dream ensuite is absolutely gorgeous, you'll never want to leave. The primary suite also has an incredible walk-in closet big enough for the shopaholic. The FULLY DEVELOPED LOWER LEVEL is also very large, bright & open, and if you like it can be LEGALLY SUITED (subject to approval from the City of Calgary) Without the suite it comes with a great wet bar in the rec room, BEDROOMS 4 & 5 & a full bathroom. It also has oversized windows for tons of natural light. The detached garage is also a generous size, just steps away from your beautiful newly sodded & fenced quiet backyard. Close to the city center, transit, schools, shopping & tons of amenities. Come see this beautiful executive brand new home today! \*\*\*PLEASE NOTE, RENDERING PHOTO (MAIN PHOTO) and BLUEPRINTS ARE OF CLOSE FINAL PRODUCT BUT ARE SUBJECT TO CHANGE and ALL OTHER PHOTOS ARE FROM PAST PROJECTS, THEY WILL NOT BE EXACT, BUT GIVES YOU REPRESENTATION OF THE INCREDIBLE QUALITY THAT WILL BE IN THIS HOME.\*\*\*AND AGAIN, IF YOU ACT FAST YOU CAN CHOOSE YOUR COLORS AND STYLES!**

Inclusions: **NONE**

Property Listed By: **MaxWell Canyon Creek**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



| LIST OF DRAWINGS |                           |
|------------------|---------------------------|
| A.0.0            | Cover Page                |
| A.1.0            | Foundation Plan           |
| A.1.1            | Basement Floor Plan       |
| A.1.2            | Main Floor Plan           |
| A.1.3            | Upper Floor Plan          |
| A.1.4            | Roof Plan                 |
| A.2.0            | Front and Rear Elevations |
| A.2.1            | Left Elevation            |
| A.2.2            | Right Elevation           |
| A.2.3            | Section 1                 |
| A.2.4            | Section 2                 |
| A.2.5            | Section 3                 |
| A.2.6            | Section 4                 |
| A.2.7            | Garage Elevation 1        |
| A.2.8            | Garage Elevation 2        |
| A.2.9            | Garage Section            |

| USE COVERAGE            |                    |
|-------------------------|--------------------|
| LOT                     | ~2.00 AC. 80.00 SF |
| HOUSE - CANT            | ~45.00 SF          |
| DETACHED GARAGE - 2 CAR | ~21.00 SF          |
| TOTAL                   | ~66.00 SF          |

  

| FLOOR AREA |                 |
|------------|-----------------|
| BASEMENT   | ~100.00 SQ. FT. |
| MAIN       | ~100.00 SQ. FT. |
| UPPER      | ~100.00 SQ. FT. |
| TOTAL      | ~300.00 SQ. FT. |













