



THE
A-TEAM

**RE/MAX
FIRST**

940 40 Street, Calgary T3C 1W3

MLS® #: **A2118531**

Area: **Rosscarrock**

Listing Date: **03/30/24**

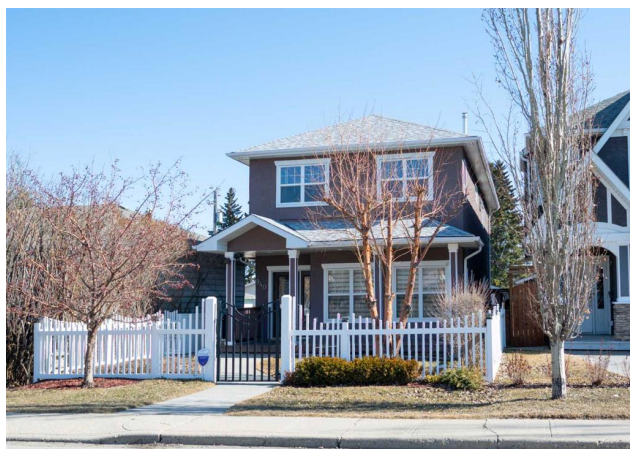
List Price: **\$885,000**

Status: **Active**

County: **Calgary**

Change: **-\$15k, 03-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2004**

Lot Information

Lot Sz Ar: **3,627 sqft**
Lot Shape:

Access:

Lot Feat: **Rectangular Lot**
Park Feat: **Double Garage Detached**

DOM

50
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Utilities and Features

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

Construction: **Stucco**
Flooring: **Hardwood, Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Humidifier, Microwave Hood Fan, Refrigerator, Washer**
Int Feat: **Central Vacuum, Granite Counters, Kitchen Island, Pantry, Vinyl Windows, Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	16`11" x 14`4"
Family Room	Main	17`9" x 11`9"
2pc Bathroom	Main	4`11" x 5`1"
Bedroom	Upper	13`9" x 9`9"
5pc Bathroom	Upper	4`11" x 10`6"
Bedroom	Basement	13`3" x 18`7"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	16`8" x 19`10"
Dining Room	Main	11`2" x 8`1"
Bedroom - Primary	Upper	18`9" x 11`10"
Bedroom	Upper	13`7" x 9`9"
5pc Ensuite bath	Upper	18`8" x 8`0"
3pc Bathroom	Basement	7`8" x 7`2"

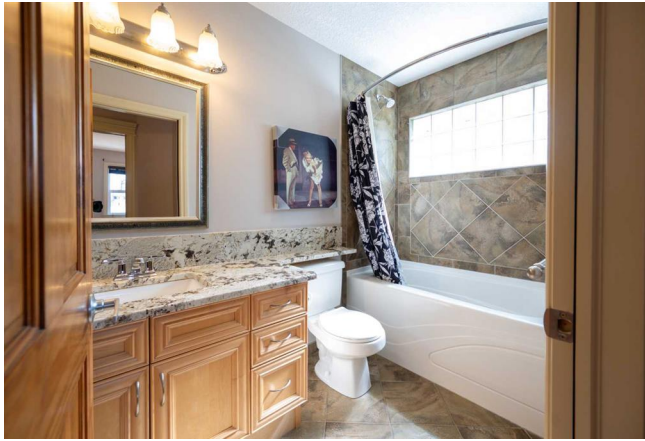
Game Room	Basement	17`0" x 11`9"	Legal/Tax/Financial
Title: Fee Simple		Zoning: R-C2	
Legal Desc:	0514083		Remarks
Pub Rmks:	Welcome to this enchanting 3-bedroom, 3.5-bathroom home with AIR CONDITIONING located at the heart of Rosscarock. The layout gives a warming and cozy environment which connects the living room and dining area, setting the scene for gatherings and movie nights. The home is over 2,000 sq. ft. above grade and around 3000 sq. ft. of total finished space. The living room features a cozy gas fireplace and access to the back deck and double garage. Upgraded kitchen with maple cabinets, granite counter tops, and stainless steel appliances. The upper floor features 3 bedrooms and two 5-pcs bathrooms. The master bedroom consists of a 3-sided gas fireplace which enhance to a relaxing atmosphere! The ROOF was replaced in 2021/DECK was done in 2012/IN-FLOOR HEATING in the basement bathroom/FURNACE serviced and cleaned every year. This infill home has great access to both downtown and the mountains! CLOSE TO DOWNTOWN, RESTAURANTS, TRANSIT, SHOPPING, PARKS AND MUCH MORE!		
Inclusions:	None		
Property Listed By:	Diamond Realty & Associates LTD.		

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











2nd Floor Exterior Area 1037.06 sq ft
Interior Area 951.11 sq ft



Basement (Below Grade) Exterior Area 956.14 sq ft
Interior Area 871.76 sq ft

