



THE
A-TEAM

**RE/MAX
FIRST**

941 42 Street, Calgary T3C 1Y9

MLS®#: **A2141002**

Area: **Rosscarrow**

Listing Date: **06/14/24**

List Price: **\$1,149,900**

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: **2,997 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,089**

Low Sqft:

Ttl Sqft: **2,089**

DOM

14

Layout

Beds: **4 (3 1)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat: **Low Maintenance Landscape, Landscaped**
Park Feat: **Double Garage Detached, Insulated**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **In Floor Roughed-In, Forced Air, Natural Gas**
Sewer:
Ext Feat: **None, Private Entrance, Private Yard**

Construction: **Cement Fiber Board, Wood Frame**
Flooring: **Carpet, Hardwood, Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge, Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator**
Int Feat: **Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	15`10" x 14`5"
Dining Room	Main	8`6" x 7`8"
2pc Bathroom	Main	0`0" x 0`0"
5pc Ensuite bath	Upper	0`0" x 0`0"
Bedroom	Upper	11`11" x 9`6"
5pc Bathroom	Upper	0`0" x 0`0"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	18`4" x 8`6"
Office	Main	9`11" x 9`4"
Bedroom - Primary	Upper	13`11" x 11`6"
Bedroom	Upper	13`3" x 9`7"
Laundry	Upper	8`5" x 5`7"
Bonus Room	Upper	10`0" x 8`11"

Game Room
4pc Bathroom
Furnace/Utility Room

Lower
Lower
Basement

26`7" x 14`7"
0`0" x 0`0"
8`5" x 6`11"

Bedroom
Pantry

Lower
Main

14`7" x 11`3"
6`5" x 5`9"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2211647

Zoning:
R-C2

Remarks

Pub Rmks: **BRAND NEW DETACHED INFILL, now MOVE-IN READY in ROSSCARROCK! This home has the style, function, and quality you're searching for in an inner-city home, with a unique and contemporary palette to suit your preferences. A bright & open floorplan spans across 2,885+ sq ft of developed living space, including the main floor with a 10-ft painted ceiling, a main floor home office w/ glass wall, an upper bonus room, an incredible primary suite w/ 13-ft vaulted ceiling, and an expansive basement w/ full wet bar! Rosscarrock is a great family-oriented neighbourhood conveniently located close to walkable restaurants & coffee shops, Shaganappi Point Golf Course, the Bow River Pathways, & just minutes from DT via Bow Trail! This home is within walking distance of Edworthy Park and the Douglas Fir Trail, perfect for active families. The main floor welcomes you into the home in grand fashion, w/ a large foyer that sits next to the front home office or formal dining room w/ a glass wall/door & oversized windows. A WALKTHROUGH BUTLER'S PANTRY w/ prep sink, upper/lower cabinetry, open shelving, and pocket doors allow for convenient access to the central kitchen, where you'll be blown away by the designer touches. Full-height cabinetry with open wood displays and undercabinet LED lighting sits alongside a modern tile backsplash w/ an upgraded appliance package (includes a French door refrigerator, built-in wall oven & microwave, a gas cooktop, custom hood fan, & dishwasher). A large island with a WATERFALL QUARTZ counter offers your family lots of counter space & comes with a vacuum toe kick. There's a dedicated space next to the kitchen for an everyday dining area, and the spacious living room enjoys a West-facing 4-panel KULU TILT & SLIDE patio door and inset gas fireplace w/ custom built-ins & tile surround. The open riser staircase takes you to an upper bonus room, perfect for families w/ kids or a secondary home office, w/ easy access to the upper laundry room, two secondary bedrooms w/ built-in closets, and a main bathroom w/ dual vanity and a tub/shower combo with full-height tile surround. The primary suite is everything you want in an intimate space, complete w/ oversized windows, a high vaulted ceiling, an extra-long walk-in closet w/ built-in dresser & shelving, plus an incredible 5-pc ensuite w/ heated tile floors, dual vanity, free-standing soaker tub, and a walk-in shower w/ bench, 3 body jets & rain shower head. Family time and weekend hockey games are best enjoyed in the fully equipped basement family room, w/ a full wet bar w/ upper cabinetry, floating shelves, a beverage fridge, sink, quartz counters, and a tile backsplash. There's also a large fourth bedroom and 4-pc bath. This home also features a double detached garage that is INSULATED & DRYWALLED, hardwood flooring on the main & upper levels, and rough-ins for in-floor heat in the basement, A/C, central vacuum, & exterior security cameras.**

Inclusions:
Property Listed By:

n/a
RE/MAX House of Real Estate

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











