



THE
A-TEAM

**RE/MAX
FIRST**

1410 43 Street, Calgary T3C 2A2

MLS®#: **A2146597**

Area: **Rosscarrock**

Listing Date: **07/03/24**

List Price: **\$1,149,880**

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: **3,056 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,034**

Low Sqft:

Ttl Sqft: **2,034**

DOM

75

Layout

Beds: **4 (3 1)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony,BBQ gas line**

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

Kitchen Appl: **Built-In Oven,Dishwasher,Gas Cooktop,Microwave,Range Hood,Refrigerator,See Remarks,Washer/Dryer**
Int Feat: **Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Quartz Counters,Storage**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`8" x 14`2"	Mud Room	Main	5`7" x 5`0"
Kitchen	Main	22`0" x 12`2"	2pc Bathroom	Main	5`8" x 6`6"
Dining Room	Main	15`0" x 10`0"	Bedroom - Primary	Upper	13`0" x 16`0"
5pc Ensuite bath	Upper	0`0" x 0`0"	Walk-In Closet	Upper	9`0" x 5`8"

Laundry	Upper	6`1" x 7`10"	4pc Bathroom	Upper	0`0" x 0`0"
Bedroom	Upper	12`3" x 9`9"	Bedroom	Upper	12`3" x 9`9"
Walk-In Closet	Upper	7`3" x 4`0"	Walk-In Closet	Upper	4`0" x 4`0"
Bedroom	Basement	11`0" x 14`6"	4pc Bathroom	Basement	0`0" x 0`0"
Game Room	Basement	11`5" x 11`2"	Game Room	Basement	15`4" x 14`6"

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-C2**
 Legal Desc: **2311957**

Remarks

Pub Rmks: **Unwind in unparalleled style in this stunning brand-new infill detached home in desirable Rosscarrock! Soaring 10' ceilings grace the main floor, creating a light and airy feel that flows seamlessly into the heart of the home - the chef-inspired kitchen. Here, your culinary dreams come true on a massive 14' island, perfect for entertaining a crowd or simply spreading out for gourmet creations. Imagine whipping up a feast while guests mingle nearby, or enjoying a quiet breakfast bathed in morning light. This expansive haven extends beyond 2,900 square feet, offering a space that seamlessly blends modern design with luxurious comfort. Cozy evenings by the fireplace become even more inviting with the warmth radiating through the beautiful warm-toned hardwood floors. Picture quiet mornings with a coffee in a sun-drenched living room, or evenings curled up with a book - the possibilities for relaxation and unwinding are endless. Three spacious bedrooms provide ample room for guests or a home office, while 3.5 bathrooms, including a luxurious primary retreat, ensure everyone has their own private oasis. The primary bedroom including a walk-in closet boasts custom built-ins to keep your wardrobe organized, while the spa-like 5-piece ensuite beckons with a free-standing soaker tub, heated porcelain tiled floors for ultimate comfort, and a fully tiled shower with a bench and rain shower head to melt away stress. Step outside your haven and discover the charm of Rosscarrock. Explore nearby parks like Glendale Meadows or Edworthy Park for a breath of fresh air, or simply relax in the tranquility of your private backyard - the perfect spot for summer barbecues or stargazing on clear nights. Shopping and amenities on 33rd Street W are just a short distance away, ensuring convenience for your everyday needs. Plus, easy access to downtown Calgary puts the city's vibrant energy within reach, allowing you to enjoy the best of both worlds. Estimated possession for this dream home is September/October 2024. It also comes with a \$15,000 appliance package that can be upgraded to suit your culinary desires - A/C roughed-in, basement in-floor heating roughed-in - Don't miss out on this opportunity to elevate your lifestyle and live in a home that perfectly blends luxury and convenience - contact your favorite realtor today! (Disclaimer: Photos from 11 to 27 are from past project)**

Inclusions: **N/A**
 Property Listed By: **CIR Realty**

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