



THE
A-TEAM

**RE/MAX
FIRST**

1429 43 Street, Calgary T3C 2A3

MLS®#: **A2147778**

Area: **Rosscarrock**

Listing Date: **07/08/24**

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: **3,013 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,951**

Low Sqft:

Ttl Sqft: **1,951**

DOM

70

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Forced Air,Natural Gas**
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 Stove,Gas Stove,Microwave,Range Hood,Refrigerator,See Remarks,Washer/Dryer,Washer/Dryer Stacked**
Int Feat: **Built-in Features,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Soaking Tub,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	6`5" x 5`10"
4pc Bathroom	Basement	7`6" x 9`4"
Bedroom	Upper	10`0" x 11`0"
Office	Main	9`4" x 9`5"
Dining Room	Main	11`8" x 10`0"
Bedroom	Basement	10`6" x 14`6"
Bonus Room	Upper	10`11" x 9`6"
Laundry	Upper	10`0" x 6`10"

Room	Level	Dimensions
4pc Bathroom	Upper	9`7" x 6`0"
Bedroom - Primary	Upper	12`9" x 10`5"
Bedroom	Upper	10`1" x 11`0"
Living Room	Main	13`0" x 16`0"
Bedroom	Basement	10`5" x 10`4"
Kitchen	Main	10`5" x 10`0"
5pc Ensuite bath	Upper	12`6" x 7`6"
Game Room	Basement	11`3" x 18`0"

Title:	Zoning:
Fee Simple	R-C2
Legal Desc:	2312396

Remarks

Pub Rmks: **Welcome to this gorgeous brand new detached home in Rosscarrock. This home is legally suited (In approval with 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 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 and separate upstairs laundry room as well! The FULLY DEVELOPED and LEGALLY SUITED LOWER LEVEL (in approval with the City of Calgary) is also very large, bright & open. With, BEDROOMS 4 & 5 & a full bathroom, separate private laundry, 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.**

Inclusions: n/a
Property Listed By: **MaxWell Canyon Creek**

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