



THE
A-TEAM

**RE/MAX
FIRST**

1660 42 Street, Calgary T3C1Z5

MLS®#: **A2150426**

Area: **Rosscarrow**

Listing Date: **07/19/24**

List Price: **\$1,265,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2021**

Lot Information

Lot Sz Ar: **4,380 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,294**
Low Sqft:
Ttl Sqft: **2,294**

DOM

155
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Corner Lot,Front Yard,Garden,Low Maintenance Landscape,Landscaped,Open Lot,Paved**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **In Floor,Natural Gas**
Sewer:
Ext Feat: **Garden,Lighting,RV Hookup**

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

Kitchen Appl: **Built-In Refrigerator,Dishwasher,Electric Cooktop,Electric Oven,Humidifier,Washer/Dryer,Washer/Dryer Stacked,Water Softener,Window Coverings**
Int Feat: **Built-in Features,Ceiling Fan(s),Central Vacuum,Chandelier,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Sauna,Separate Entrance,Skylight(s),Smart Home,Soaking Tub,Sump Pump(s),Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	13`7" x 12`8"
Kitchen	Main	15`7" x 8`1"
Bedroom	Second	12`3" x 11`2"
Laundry	Second	8`11" x 5`11"
Bedroom - Primary	Second	21`10" x 13`11"
Game Room	Second	22`5" x 19`7"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Den	Main	10`1" x 8`2"
Living Room	Main	15`8" x 10`10"
Bedroom	Second	12`4" x 11`2"
Den	Second	6`6" x 5`0"
Bedroom	Basement	12`10" x 11`11"
Laundry	Basement	12`2" x 7`4"

2pc Bathroom
6pc Bathroom
Storage

Main
Second
Basement

5`5" x 4`11"
22`1" x 8`2"
7`3" x 4`3"

4pc Bathroom
3pc Bathroom
Laundry

Second
Basement
Second

7`7" x 5`4"
8`5" x 5`10"
8`11" x 5`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2870AJ

Zoning:
RC-2

Remarks

Pub Rmks:

Don't miss this European-built DETACHED INFILL in ROSSCARROCK! Situated close to 17th Ave next to other newly built infills, w/ everything you need within walking distance - Shopping, Coffee Shops & Restaurants, all levels of schools, and more along 17th! Made even more convenient w/ quick access to Bow Trail, 37th St, & Sarcee Trail to take you around the city. The convenient location is only improved upon by this home's fantastic layout & attention to detail, inside & out! Access your home's oversized 22-ft x 26-ft fully insulated & gas-heated detached garage offer access from the back alley OR the front 10.5-ft wide driveway! The garage enjoys 12-ft ceilings w/ a 10-ft door - big enough to store your RV securely! Other highlights include: Hansgrohe plumbing fixtures, granite countertops, California closets, in-floor heating, a built-in sound system across the entire house, a built-in camera surveillance system, hot water on demand, & water softener! The front foyer is bright & welcoming, w/ high transom windows & a built-in coat closet. The front dining room features a designer hanging light w/ engineered hardwood floors that take you into the central kitchen. The L-shaped kitchen offers you tons of space for hosting, w/ a central island w/ granite countertop, designer pendant lights, a dual basin undermount sink, ceiling-height cabinetry, & a walk-in pantry w/ custom built-in shelving! Completed w/ an upgraded JennAir appliance package w/ wall oven & microwave, French door fridge/freezer, dishwasher, & cooktop. The family room enjoys a beautifully designed inset gas fireplace w/ ceiling-height tile surround & built-in shelving with inset lighting. The large windows overlook the backyard & rear deck, the perfect place to enjoy a morning coffee & sunrise. A nice-sized foyer sits next to the back patio door providing plenty of room to enter the home and tuck away jackets & shoes! A bright workspace or w/ a built-in desk sits next to the kitchen perfect for a homework station. The main floor is finished off w/ a designer powder room w/ floating vanity & vessel sink. Three large skylights greet you on the upper level, w/ a bonus space at the top of the stairs, two secondary bedrooms w/ built-in closets, a modern 4-pc main bath with Hansgrohe fixtures, & a large laundry room. The upscale primary suite features tons of windows, a massive walk-in closet w/ built-in shelving, a private den/office space w/ pocket doors & built-in shelving, & an incredible 6-pc ensuite! The high-end ensuite features Hansgrohe fixtures, a fully tiled shower w/ a bench that transforms into a SAUNA, dual vanity, heated tile floors, & an elegant freestanding soaker tub next to more custom built-in cabinetry/shelving. Downstairs, the basement features a WALK UP entrance, a large rec area, a 4th bedroom, a main 3-pc bathroom, & a SECOND LAUNDRY w/ sink & COLD STORAGE. This home & location are truly ideal for any family looking to settle into the ultimate inner-city lifestyle!

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











