



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

**124**  
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>
<b>Dining Room</b>	<b>Main</b>	<b>13`7" x 12`8"</b>
<b>Kitchen</b>	<b>Main</b>	<b>15`7" x 8`1"</b>
<b>Bedroom</b>	<b>Second</b>	<b>12`3" x 11`2"</b>
<b>Laundry</b>	<b>Second</b>	<b>8`11" x 5`11"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>21`10" x 13`11"</b>
<b>Game Room</b>	<b>Second</b>	<b>22`5" x 19`7"</b>

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

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:

Zoning:  
**RC-2**

**2870AJ**

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**











