



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1420 41 Street, Calgary T3C 1X6**

MLS®#: **A2162418**

Area: **Rosscarrock**

Listing Date: **09/03/24**

List Price: **\$1,038,000**

Status: **Active**

County: **Calgary**

Change: **-\$27k, 24-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Semi Detached (Half Duplex)**

City/Town: **Calgary**  
Year Built: **2024**

Lot Information  
Lot Sz Ar: **3,086 sqft**  
Lot Shape:

Access:  
Lot Feat: **Landscaped**  
Park Feat: **Double Garage Detached**

Finished Floor Area  
Abv Sqft: **2,034**  
Low Sqft:  
Ttl Sqft: **2,034**

DOM

**78**  
Layout  
Beds: **4 (4 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey,Side by Side**

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

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Private Yard**

Construction: **See Remarks,Stucco**  
Flooring: **Carpet,Hardwood,Vinyl**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Gas Range,Dishwasher,Range Hood,Refrigerator,See Remarks,Washer/Dryer,Water Softener**  
Int Feat: **Bar,High Ceilings,No Animal Home,No Smoking Home,See Remarks**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>6`2" x 5`1"</b>	<b>4pc Bathroom</b>	<b>Upper</b>	<b>8`10" x 4`11"</b>
<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>8`9" x 15`11"</b>	<b>4pc Bathroom</b>	<b>Basement</b>	<b>9`0" x 4`11"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>13`9" x 15`6"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>9`11" x 11`5"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>13`2" x 18`2"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>12`8" x 12`0"</b>

Living Room

Main

13`7" x 14`4"

Family Room  
Legal/Tax/Financial

Basement

19`3" x 19`6"

Title:  
**Fee Simple**  
Legal Desc:

**2411008**

Zoning:  
**RC-2**

Remarks

Pub Rmks:

**Introducing a stunning custom-built residence located in the heart of Rosscarrock that reinvents modern living. This contemporary architectural marvel effortlessly combines style and functionality, catering to your inner-city lifestyle while prioritizing comfort and luxury. The house features an impressive Over 2850+ square feet of living space, four generously sized bedrooms, and 3.5 lavishly appointed bathrooms, providing an unparalleled living experience. As you enter, you are welcomed by the radiant ambiance created by the LVP flooring that adorns the main, stairs and upstairs, the upper rooms with carpet. The lofty 10-foot ceilings on the main floor and 9-foot ceilings on the lower and upper floors enhance the sense of grandeur. The flex space off the entry is perfect for a home office or dining room. The gourmet kitchen is a masterpiece of design, featuring a neutral two-tone cabinetry with soft-close, ceiling-height cabinets, and a sprawling waterfall island with seating. High-end built-in appliances add to the functionality of this culinary haven, and designer lighting complements the space. The open-concept design seamlessly connects the kitchen to the spacious living area. A sleek feature wall in the dining area and a electric fireplace in the living room with up-to-ceiling black tiles serves as the focal point of the room. Upstairs, the magnificent primary suite awaits, displaying modern elegance. The luxurious 5-piece ensuite is enhanced with stunning tile work and features a custom-tiled, oversized shower and dual vanities with in-floor heating. An organized walk-in closet keeps your belongings in order, and the convenience of an adjacent laundry room adds to the luxury of the space. Two additional bedrooms and a bathroom provide privacy. The fully developed lower level is a haven for entertainers, a recreation area ideal for a home theatre and a well-appointed wet bar. It's the perfect setting for cherished movie nights with family and friends. An additional bedroom and full bath cater to guest accommodations. This exceptional home is not only a masterpiece in design but also a strategic investment in a location with close proximity to shopping, inner-city amenities, schools & major roadways. Rosscarrock offers access to parks & green spaces. A MUST SEE Property !!!!**

Inclusions:  
Property Listed By:

**N/A**  
**PREP Realty**

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















