



THE
A-TEAM

**RE/MAX
FIRST**

1626A 41 Street, Calgary T3C 1X8

MLS®#: **A2164085** Area: **Rosscarrow** Listing Date: **09/12/24** List Price: **\$875,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2013**
Lot Information
 Lot Sz Ar: **3,046 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane, Landscaped**
 Park Feat: **Double Garage Detached**

Finished Floor Area
 Abv Sqft: **1,885**
 Low Sqft:
 Ttl Sqft: **1,885**

DOM

7
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey, Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **None**
 Construction: **Stone, Stucco**
 Flooring: **Carpet, Hardwood, Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings**
 Int Feat: **Skylight(s), Vaulted Ceiling(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`3" x 12`4"	Dining Room	Main	10`9" x 12`5"
Kitchen	Main	8`9" x 14`8"	Family Room	Main	15`1" x 11`11"
Bedroom - Primary	Second	15`2" x 17`8"	Bedroom	Second	9`6" x 13`7"
Bedroom	Second	9`7" x 13`4"	Walk-In Closet	Second	6`7" x 10`5"
Laundry	Second	7`3" x 5`3"	Game Room	Basement	18`8" x 16`6"
Bedroom	Basement	12`6" x 11`8"	Storage	Basement	5`8" x 6`0"
Storage	Basement	8`3" x 6`11"	2pc Bathroom	Main	

4pc Bathroom
3pc Bathroom

Second
Basement

5pc Ensuite bath

Second

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C2

8070AJ

Remarks

Pub Rmks:

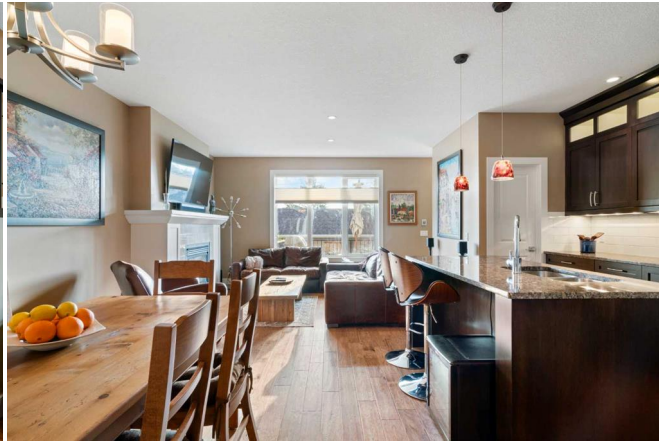
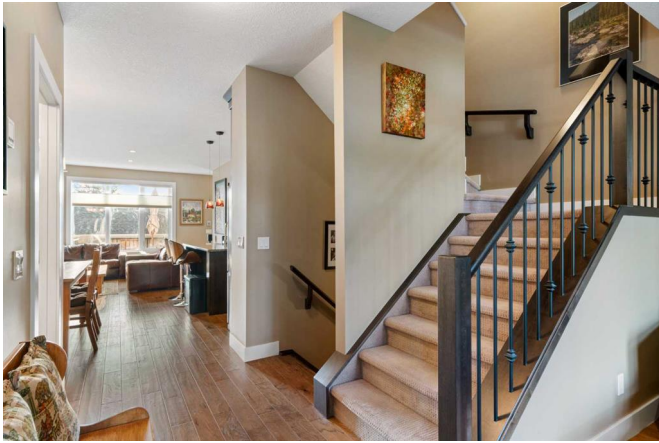
Nestled in the sought-after community of Rosscarrock, this stunning semi-detached home offers an unbeatable blend of modern luxury and timeless elegance. With 4 spacious bedrooms, 3.5 bathrooms, and 2,714 square feet of total living space on 3 levels, it's the perfect fit for both young families and those seeking to downsize in style. This sun-soaked home stands out with its exclusive double soundproof common wall, ensuring peace and privacy. The Cristal Homes Gold Premium Package elevates every inch, from the large garage to the energy efficient windows and the high end mechanical systems, including central A/C, plus Hunter Douglas blinds throughout. Families will love the dual family rooms, each with cozy gas fireplaces, creating the perfect spaces for gathering and relaxation. The chef inspired kitchen is a showstopper, with a large granite island with eating bar, upgraded stainless appliances, custom full height cabinetry, and ample counter space, perfect for hosting both dinner parties and casual family meals. Retreat upstairs to the primary suite, a haven of tranquility with vaulted ceilings, skylights in the spa-like ensuite. Indulge in the marble floors, deep soaker bath, double vanity and zen-inspired design, creating the ultimate relaxation experience. The large walk-in closet, complete with custom built-ins, provides more than enough space for a well-organized wardrobe. The fully finished lower level adds even more versatility, featuring a roomy guest bedroom, massive recreation room with fireplace, and a full bath, perfect for movie nights or hosting visitors. Oversized windows throughout the home bathe the interior in natural light, connecting each room to the vibrant Rosscarrock neighborhood. With quick access to parks including Edworthy Park, schools, shopping, golf, and the LRT, everything you need is just a short walk away. Quick connections to major routes like Bow Trail, Sarcee and Stoney Trails ensure that you're always minutes from where you need to be. Whether you're starting a family or looking for your forever home, this house is an exceptional find. Thoughtful upgrades, a fantastic layout, and an unbeatable location make it the one you've been waiting for!

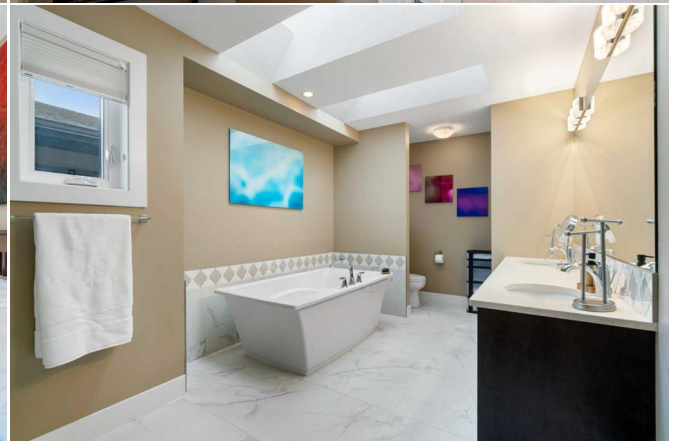
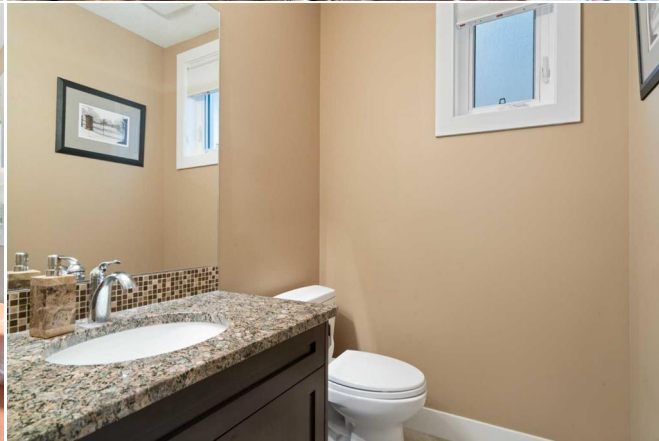
Inclusions:
Property Listed By:

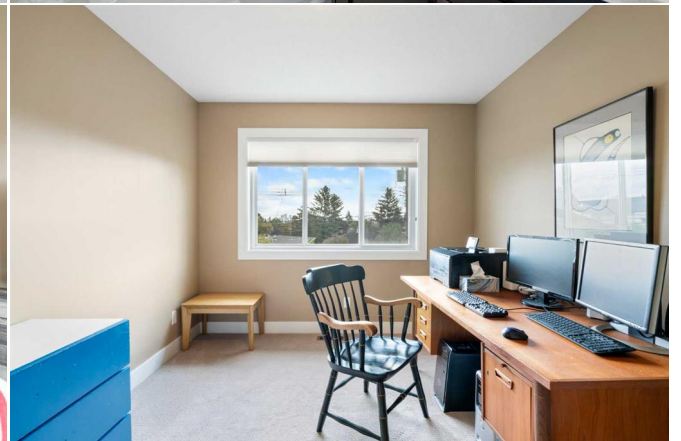
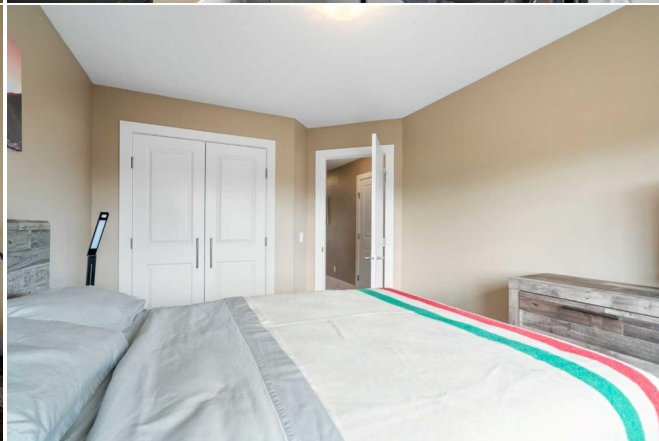
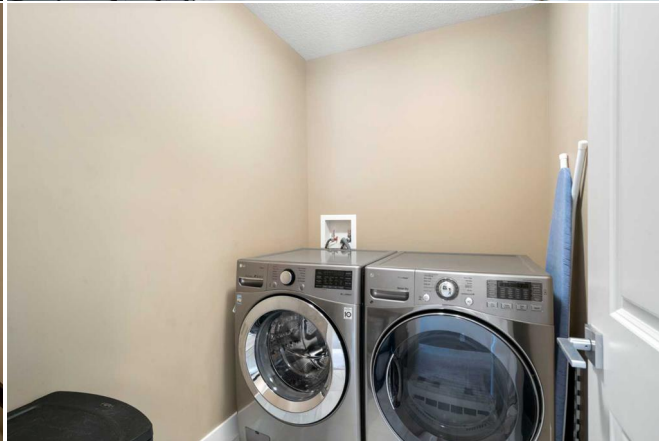
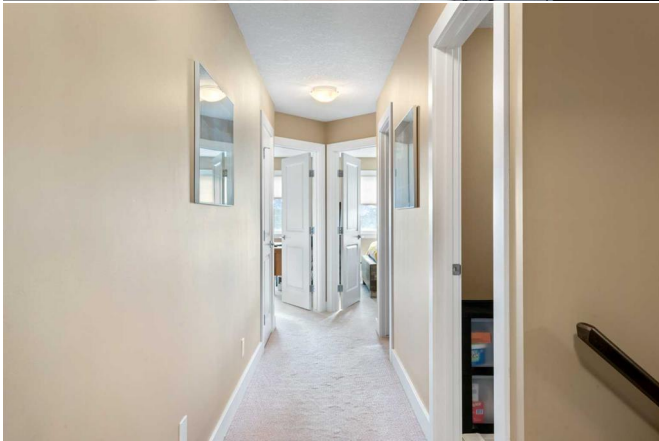
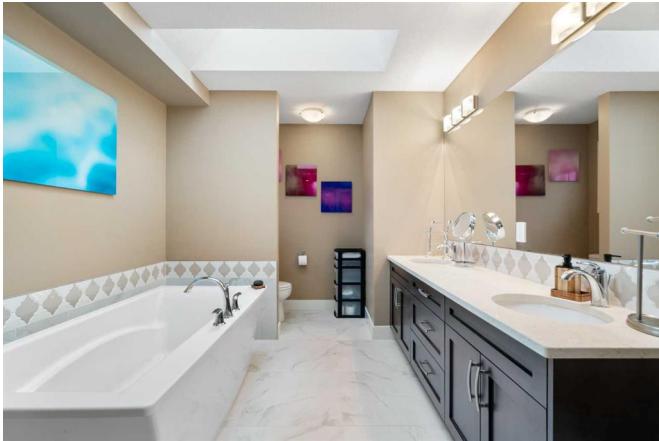
N/A
Royal LePage Benchmark

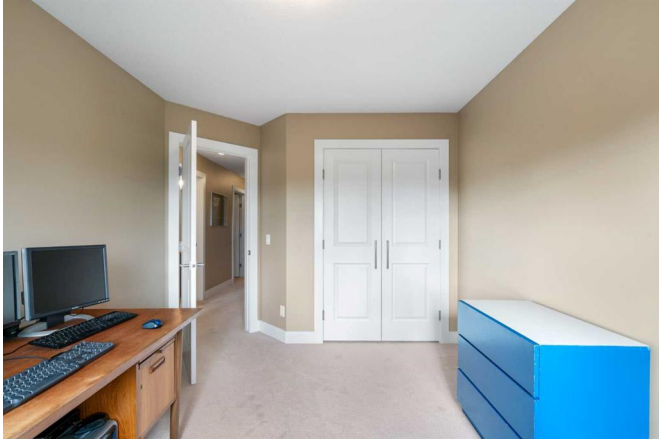
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













1626A 41 St SW, Calgary, AB

Main Building, Total Exterior Area Above Grade 1054.54 sq ft



Main Floor
Exterior Area 982.74 sq ft

2nd Floor
Exterior Area 982.05 sq ft

Basement (Below Grade)
Exterior Area 839.74 sq ft



PREPARED 2024/01/11

With regions are excluded from total floor area in OUTSIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

