



THE
A-TEAM

**RE/MAX
FIRST**

1431B 39 Street, Calgary T3C 1V5

MLS®#: **A2168794**

Area: **Rosscarrow**

Listing Date: **09/26/24**

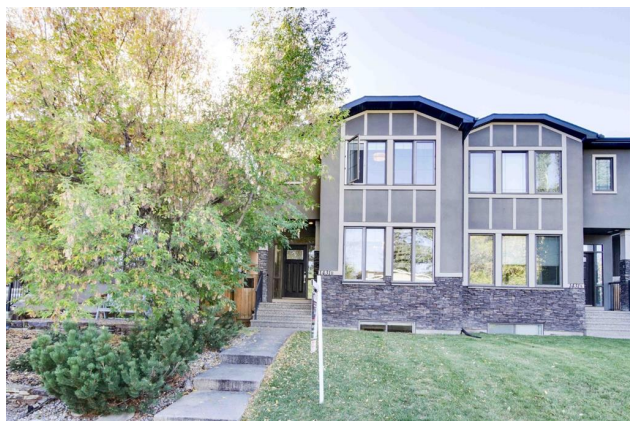
List Price: **\$850,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,976

Year Built:

2012

Low Sqft:

Ttl Sqft:

1,976

Lot Information

Lot Sz Ar:

3,046 sqft

Lot Shape:

DOM

22

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Lane,Back Yard,Landscaped,Rectangular Lot

Alley Access,Double Garage Detached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer: **Public Sewer**

Ext Feat: **Private Yard**

Construction:

Stucco,Wood Frame,Wood Siding

Flooring:

Carpet,Ceramic Tile,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Central Air Conditioner,Dishwasher,Garage Control(s),Refrigerator,Stove(s),Washer/Dryer,Wine Refrigerator

Int Feat:

Bar,Breakfast Bar,Built-in Features,Ceiling Fan(s),Closet Organizers,High Ceilings,Skylight(s)

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	5`11" x 5`4"	2pc Bathroom	Main	
Kitchen	Main	14`5" x 10`1"	Nook	Main	8`9" x 5`9"
Living Room	Main	13`8" x 14`3"	5pc Ensuite bath	Upper	
Bedroom - Primary	Upper	14`6" x 14`3"	Laundry	Upper	7`2" x 6`0"
4pc Bathroom	Upper		Bedroom	Upper	13`3" x 9`10"
Bedroom	Upper	12`6" x 9`10"	Family Room	Basement	14`10" x 19`6"
Den	Basement	7`2" x 10`4"	4pc Bathroom	Basement	

Bedroom **Basement** **10`1" x 11`1"** Legal/Tax/Financial

Title: Zoning: **R-CG**
Fee Simple
Legal Desc: **1312611**

Remarks

Pub Rmks: **This stunning 1995-square-foot, 2-story residence perfectly blends contemporary design and timeless elegance. With over 2800 square feet of thoughtfully developed living space, it is a true masterpiece. The open-concept main level features a versatile flex room, a cozy nook, and a grand great room adorned with a captivating 45-inch linear fireplace. The gourmet kitchen is a chef's dream, boasting floor-to-ceiling cabinets with upper and lower lighting, a walk-in pantry, soft-close hinges, and dovetail drawers. High-end appliances, including a 36-inch cooktop, French door refrigerator, built-in microwave and oven, chimney hood fan, wine cooler, and convenient recycling and trash bin drawer, elevate the culinary experience. The expansive island, pot lights, skylights, and imported Spanish floor tiles add to the sophisticated ambiance. Bathroom Heated floors, and Steam Shower in ensuite. Upstairs, you'll find a luxurious en-suite bathroom with dual sinks, an air-jetted soaker tub, a steam shower with a 10mm glass enclosure, heated tile floors, and a skylight. The fully finished basement offers a wet bar with a wine rack, a bedroom, a recreational room, and a wired office Enjoy the comfort of central air conditioning and the convenience of nearby public transportation and shopping. This exceptional home is a must-see for discerning buyers seeking the finest in modern living.**

Inclusions: **BBQ, Clothing Storage Units in Main Bedroom,**
Property Listed By: **Royal LePage Solutions**

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

