



THE
A-TEAM

**RE/MAX
FIRST**

1417 41 Street, Calgary T3C 1X7

MLS®#: **A2170119**

Area: **Rosscarrow**

Listing Date: **10/02/24**

List Price: **\$1,065,000**

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:

2,089

Year Built:

2023

Low Sqft:

Lot Information

Ttl Sqft:

2,089

Lot Sz Ar:

6,092 sqft

Lot Shape:

DOM

16

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:

Back Yard,Lawn,Low Maintenance Landscape

Park Feat:

Double Garage Detached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Private Yard**

Construction:

Wood Frame

Flooring:

Carpet,Ceramic Tile,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Electric Stove,Gas Stove,Range Hood,Refrigerator

Int Feat:

Built-in Features,Ceiling Fan(s),Closet Organizers,Double Vanity,Kitchen Island,Pantry,Soaking Tub,Walk-In Closet(s)

Utilities:

Room Information

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

**Bedroom
Game Room**

**Basement
Basement**

**13`2" x 12`0"
19`1" x 18`8"**

**Kitchen
Furnace/Utility Room**
Legal/Tax/Financial

**Basement
Basement**

**12`3" x 2`3"
9`0" x 10`0"**

Title:
Fee Simple
Legal Desc:

8409GA

Zoning:
R-C2

Remarks

Pub Rmks:

OPEN HOUSE SATURDAY OCTOBER 19th, 1:30 - 3:30 PM. Brand New Semi Detached Infill. Quality of Construction is Apparent Throughout! Bright & Modern Interior complete with 9' Ceilings, Stunning Gas Fireplace and built in focal point. Dream Kitchen featuring Huge Quarts Island, Canadian Made Ekko Custom Cabinets and 2 Pantry's! Upstairs offers huge primary bedroom with Vaulted Ceilings, walk in closet, ensuite with dual sinks, private toilet, comfortably sized shower and separate soaker tub. Upper level laundry room complete with a soaker sink. Legal lower suite offering an additional 915 square feet! Incredible opportunity to move into your dream home now, with the benefits of a mortgage helper. Legal lower suite includes a private entrance, large windows, in floor heat, laundry room, full sized linen closet and walk in closet in the bedroom. Designed to function as a comfortable self contained living space. Offering a thoughtful layout, with the potential to seamlessly open the lower level to become part of the home if the in-law, nanny or income suite is no longer desired. This Incredible home is equip with a 75 Gallon Hot water Tank, Large Back Deck and is located walking distance to amenities and transit!

Inclusions:
Property Listed By:

**Second Dishwasher, Second Refrigerator
CIR Realty**

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











