



THE
A-TEAM

**RE/MAX
FIRST**

4416 8 Avenue #4416, Calgary T3C 0G7

MLS®#: **A2178853**

Area: **Rosscarrock**

Listing Date: **11/14/24**

List Price: **\$1,199,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2025**
Lot Information
Lot Sz Ar: **5,995 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,890**
Low Sqft:
Ttl Sqft: **1,890**

DOM

19
Layout
Beds: **5 (3 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **3**
Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard**
Park Feat: **Double Garage Detached,Off Street**

Utilities and Features

Roof: **Shingle**
Heating: **Fireplace(s),Hot Water**
Sewer:
Ext Feat: **Lighting,Other**

Construction: **See Remarks**
Flooring: **Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Garage Control(s),Microwave,Microwave Hood Fan,Oven-Built-In,Refrigerator,Washer/Dryer**
Int Feat: **Chandelier,Double Vanity,High Ceilings,Kitchen Island,Separate Entrance,Vaulted Ceiling(s),Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	13`0" x 11`6"
Great Room	Main	14`4" x 14`0"
Bedroom	Upper	11`9" x 11`6"
Bedroom - Primary	Upper	13`4" x 13`0"
3pc Bathroom	Basement	6`11" x 8`3"
Living Room	Basement	11`10" x 12`1"
5pc Ensuite bath	Suite	0`0" x 0`0"
2pc Bathroom	Main	0`0" x 0`0"

Room	Level	Dimensions
Kitchen	Main	12`10" x 18`0"
Bedroom	Upper	11`9" x 10`6"
Laundry	Upper	9`11" x 5`6"
Bedroom	Basement	11`10" x 10`0"
Kitchen	Basement	8`6" x 10`0"
Bedroom	Basement	9`6" x 9`3"
4pc Bathroom	Second	0`0" x 0`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2411478

Zoning:
R-C2

Remarks

Pub Rmks:

Welcome to this beautiful brand new environmentally friendly Detached Home in Rossbarrock SW Calgary, AB. This home is LEGAL SECONDARY SUITE with a SEPARATE ENTRANCE, It can serve as a mortgage helper, passive income, AND is an amazing option for future sale of the property. This beautiful modern home also comes with SOLAR PANEL on rooftop making it an energy-efficient home reducing utility costs and environmental impact. A beautiful well made open concept home boasts 5 BEDROOMS and 3.5 BATHROOMS, built with amazing quality, functionality and craftsmanship. You can enjoy the spacious feel of 10' ceilings on the main floor, enhancing natural light and adding an open, airy ambiance to your living space. The gourmet kitchen is a masterpiece of design, featuring two-tone cabinetry with soft-close, ceiling-height cabinets, and a very large 12' waterfall island, perfect for hosting multiple guests, lots of storage and is extremely well designed. The dining room, living room, and kitchen are all equipped for comfort and entertainment. The home features tons of large triple paned black windows which allows for natural lighting to add to its natural beauty and to conserve heat. The upper floor contains 2 bedrooms which are generous in size, the common bath, the separate laundry, and the PRIMARY SUITE which has VAULTED CEILINGS, a custom walk-in closet to keep you well organized, and a breathtaking 5-piece ensuite which will have you feeling like you are at a spa everyday with its free standing soaker tub, fully tiled shower with a bench and beautiful double vanities. Now getting to the FULLY DEVELOPED and LEGALLY SUITED LOWER LEVEL you are greeted with a big open space and a full kitchen, bathroom and a separate private laundry. 2 BEDROOMS, one which can double as an office with large glass walls and door. It also has a great sized double detached garage. Close to city centre, transit, schools and many more amenities. This is the perfect location for everyone. Dated to be completed early spring 2025. Feel free to check out the site while your dream home awaits completion!

Inclusions:

N/A

Property Listed By:

Real Broker

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

