



THE
A-TEAM

**RE/MAX
FIRST**

1420 41 Street, Calgary T3C 1X6

MLS®#: **A2185282**

Area: **Rosscarrow**

Listing Date: **01/07/25**

List Price: **\$1,029,000**

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: **2024**
Lot Information
 Lot Sz Ar: **3,086 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Landscaped**
 Park Feat: **Alley Access,Double Garage Detached**

Finished Floor Area
 Abv Sqft: **2,002**
 Low Sqft:
 Ttl Sqft: **2,002**

DOM

46
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,Natural Gas**
 Sewer:
 Ext Feat: **Private Yard**
 Construction: **Composite Siding,Stucco,Wood Frame**
 Flooring: **Carpet,Tile,Vinyl**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Bar Fridge,Built-In Gas Range,Dishwasher,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer/Dryer,Water Softener**
 Int Feat: **Bar,Kitchen Island,No Animal Home,Open Floorplan,Quartz Counters,Recessed Lighting,See Remarks,Walk-In Closet(s),Wet Bar,Wired for Sound**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	19`4" x 13`5"	Dining Room	Main	13`9" x 12`5"
Foyer	Main	7`10" x 6`6"	Living Room	Main	14`1" x 13`6"
Living Room	Basement	19`1" x 17`7"	Laundry	Second	7`5" x 5`6"
Mud Room	Main	7`5" x 6`2"	Bedroom - Primary	Second	14`5" x 13`1"
Bedroom	Second	15`5" x 9`10"	Bedroom	Second	11`5" x 9`10"
Bedroom	Basement	12`6" x 12`0"	2pc Bathroom	Main	6`0" x 5`0"
4pc Bathroom	Basement	8`10" x 4`11"	4pc Bathroom	Second	8`9" x 4`11"

5pc Ensuite bath

Second

15`10" x 8`7"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2411008

Zoning:
R-C2

Remarks

Pub Rmks:

A MUST-SEE stunning new construction residence featuring four spacious bedrooms and 3.5 elegant bathrooms. Located in Rosscarrock, highlights of this desirable inner-city neighbourhood include shopping, schools, parks, LRT and quick access to Downtown. This contemporary home features thoughtful upgrades and a functional living space bathed in natural light. With over 2850 SF of finished luxury, no feature has been overlooked. The main floor features 10 ft ceilings. There is LVP flooring on all levels (carpeting in the bedrooms), which creates an open, bright and spacious feeling. Walking into this open-concept home, you will immediately notice extensive paneling in the dining room/flex space that flows into the expansive kitchen. Designed for entertaining, the kitchen features gorgeous custom cabinetry, high-end appliances, and a sprawling island with waterfall edges. Off the kitchen is the family room anchored by an impressive linear electric fireplace that is flanked by custom built-in cabinets. Upstairs, you will find the opulent primary complete with a custom walk-in closet with a thoughtful layout and cabinetry to maximize storage. Off the primary is a 5-piece ensuite with cozy heated tile floors. Featuring a double vanity, custom tiled shower and stand-alone tub, the ensuite is your own private mini-spa. Full Laundry room, two additional generous bedrooms and a full 4-piece bath complete the upper level. The fully-developed lower level (with roughed-in in-floor heat) features a spacious living area perfect for family get-togethers, wet bar, storage room, and a fourth bedroom with walk-in closet. The low maintenance exterior features stucco and hardy-board for years of trouble-free enjoyment. The home is wired with multiple audio zones throughout. The double detached garage completes this exceptional home. This must-see property comes with a New Home Warranty.

Inclusions:
Property Listed By:

N/A
Real Broker

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











