



THE
A-TEAM

**RE/MAX
FIRST**

1660 42 Street, Calgary T3C1Z5

MLS®#: **A2188234**

Area: **Rosscarrow**

Listing Date: **01/23/25**

List Price: **\$1,255,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2017**

Lot Information

Lot Sz Ar: **406 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,294**
Low Sqft:
Ttl Sqft: **2,294**

DOM

10
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Corner Lot,Front Yard,Garden,Low Maintenance Landscape,Landscaped,Open Lot,Paved**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **In Floor,Natural Gas**
Sewer:
Ext Feat: **Garden,Lighting,RV Hookup**

Construction: **Concrete,Stucco**
Flooring: **Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Refrigerator,Dishwasher,Electric Cooktop,Electric Oven,Humidifier,Washer/Dryer,Washer/Dryer Stacked,Water Softener,Window Coverings**
Int Feat: **Built-in Features,Ceiling Fan(s),Central Vacuum,Chandelier,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Sauna,Separate Entrance,Skylight(s),Smart Home,Soaking Tub,Sump Pump(s),Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	44`7" x 41`7"
Kitchen	Main	51`1" x 26`6"
Bedroom	Second	40`2" x 36`8"
Laundry	Second	29`3" x 19`5"
Bedroom - Primary	Second	71`7" x 45`8"
Game Room	Second	73`7" x 64`3"

Room	Level	Dimensions
Den	Main	33`1" x 26`10"
Living Room	Main	51`5" x 35`6"
Bedroom	Second	40`5" x 36`8"
Den	Second	21`4" x 16`5"
Bedroom	Basement	42`1" x 39`1"
Laundry	Basement	39`11" x 24`1"

2pc Bathroom
6pc Bathroom
Storage

Main
Second
Basement

17`9" x 16`2"
72`5" x 26`10"
23`9" x 13`11"

4pc Bathroom
3pc Bathroom
Laundry

Second
Basement
Second

24`10" x 17`6"
27`8" x 19`2"
29`3" x 19`5"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2870AJ

Zoning:
R-CG

Remarks

Pub Rmks:

Don't miss this European-built DETACHED INFILL in ROSSCARROCK! Situated close to 17th Ave next to other newly built infills, w/ everything you need within walking distance - Shopping, Coffee Shops & Restaurants, all levels of schools, and more along 17th! Made even more convenient w/ quick access to Bow Trail, 37th St, & Sarcee Trail to take you around the city. The convenient location is only improved upon by this home's fantastic layout & attention to detail, inside & out! Access your home's oversized 22-ft x 26-ft fully insulated & gas-heated detached garage offer access from the back alley OR the front 10.5-ft wide driveway! The garage enjoys 12-ft ceilings w/ a 10-ft door - big enough to store your RV securely! Other highlights include: Hansgrohe plumbing fixtures, granite countertops, California closets, in-floor heating, a built-in sound system across the entire house, a built-in camera surveillance system, hot water on demand, & water softener! The front foyer is bright & welcoming, w/ high transom windows & a built-in coat closet. The front dining room features a designer hanging light w/ engineered hardwood floors that take you into the central kitchen. The L-shaped kitchen offers you tons of space for hosting, w/ a central island w/ granite countertop, designer pendant lights, a dual basin undermount sink, ceiling-height cabinetry, & a walk-in pantry w/ custom built-in shelving! Completed w/ an upgraded JennAir appliance package w/ wall oven & microwave, French door fridge/freezer, dishwasher, & cooktop. The family room enjoys a beautifully designed inset gas fireplace w/ ceiling-height tile surround & built-in shelving with inset lighting. The large windows overlook the backyard & rear deck, the perfect place to enjoy a morning coffee & sunrise. A nice-sized foyer sits next to the back patio door providing plenty of room to enter the home and tuck away jackets & shoes! A bright workspace or w/ a built-in desk sits next to the kitchen perfect for a homework station. The main floor is finished off w/ a designer powder room w/ floating vanity & vessel sink. Three large skylights greet you on the upper level, w/ a bonus space at the top of the stairs, two secondary bedrooms w/ built-in closets, a modern 4-pc main bath with Hansgrohe fixtures, & a large laundry room. The upscale primary suite features tons of windows, a massive walk-in closet w/ built-in shelving, a private den/office space w/ pocket doors & built-in shelving, & an incredible 6-pc ensuite! The high-end ensuite features Hansgrohe fixtures, a fully tiled shower w/ a bench that transforms into a SAUNA, dual vanity, heated tile floors, & an elegant freestanding soaker tub next to more custom built-in cabinetry/shelving. Downstairs, the basement features a WALK UP entrance, a large rec area, a 4th bedroom, a main 3-pc bathroom, & a SECOND LAUNDRY w/ sink & COLD STORAGE. This home & location are truly ideal for any family looking to settle into the ultimate inner-city lifestyle!

Inclusions:
Property Listed By:

n/a
RE/MAX House of Real Estate

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











