



**GRASSROOTS**  
REALTY GROUP

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**1114 42 Street SW**  
**Calgary, Alberta**

**MLS # A2220191**



**\$949,900**

<b>Division:</b>	Rosscarrock		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,786 sq.ft.	<b>Age:</b>	2011 (14 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Rectangular Lot, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Skylight(s), Walk-In Closet(s), Wet Bar, Wired for Sound		

**Inclusions:** All 6 bar stools, two mirrors in living room are included

I'm pleased to present this stunning and meticulously maintained detached infill home located in the desirable inner-city community of Rosscarrock. This fully developed property offers a total of four bedrooms and three and a half bathrooms, providing 2,661 square feet of luxurious living space. You'll immediately notice the exceptional craftsmanship and attention to detail throughout, including several high-end custom built-ins. Some of the special features include a striking curved staircase with open risers and custom railings, beautiful hand-scraped walnut hardwood flooring throughout the main level, and a three-way stone-covered gas fireplace that elegantly separates the living and dining rooms. The home boasts high-end custom-built maple cabinetry throughout, enhancing both its beauty and functionality. The spacious kitchen is a chef's dream, featuring a large granite island, abundant maple cabinets, and a convenient walk-in pantry. Upstairs, each of the three bedrooms includes a walk-in closet for ample storage. The expansive master bedroom offers a private retreat with a spa-like five-piece en-suite bathroom, complete with a relaxing jetted tub and a separate shower. You'll also find custom-built plantation shutters on every window and wiring for sound throughout the home. The completely finished lower level is a fantastic space, highlighted by a built-in stereo entertainment center with maple cabinetry, a wet bar with granite counters, and a four-piece full bathroom and the spacious lower guest fourth bedroom also features its own walk-in closet. This home enjoys an excellent location on a quiet street in the heart of Rosscarrock, surrounded by parks and schools for all ages. It's also just a short walk to the LRT, a quick commute to downtown, and offers easy access west to the mountains. This remarkable property truly reflects pride of ownership,

both inside and out.