



**GRASSROOTS**  
REALTY GROUP

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**910 41 Street SW**  
**Calgary, Alberta**

**MLS # A2223667**



**\$1,099,000**

<b>Division:</b>	Rosscarrock		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,007 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, Insulated		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Cement Fiber Board	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

**Inclusions:** N/A

Nestled in the highly sought after neighbourhood of Rosscarrock within WALKING DISTANCE TO THE LRT and within minutes to shopping centres, coffee shops and some of the best restaurants Calgary has to offer. This exquisite 2,000 square foot home offers a harmonious blend of luxury, comfort and modern sophistication. The heart of the home is undoubtedly the chef's dream kitchen, featuring a stunning 14 foot island with a quartz waterfall countertop—perfect for culinary enthusiasts and entertainers alike, complimented by high end appliances including a five burner cooktop and a built in microwave/convection oven. Impeccable attention to detail and beautiful finishings are evident throughout, from the expansive 11 foot ceilings (main flr 11', 2nd flr 10', bsmt 9') to the high end fixtures throughout. The inviting family room is enhanced by a striking fireplace feature wall with built ins and shelving, creating both a cozy and functional atmosphere. A wall of windows and patio doors provides abundant natural light and offers picturesque views of the beautifully landscaped backyard. The primary bedroom is a serene retreat, featuring walls of windows that fill the room with soft light, unique vaulted ceilings for an open and airy feel, a spacious walk in closet with custom shelving and a gorgeous spa inspired ensuite with a steam shower and large double vanity - a luxurious haven designed to rejuvenate the senses. The professionally developed basement has large windows, built in cabinetry, 4TH BEDROOM and a built in refreshment centre with sink and bar fridge. Every corner of this home radiates elegance and comfort, making it an unparalleled choice for those seeking a refined living experience while being only 6 minutes to Calgary's vibrant downtown. Situated on a BEAUTIFUL CHILD FRIENDLY STREET in the mature inner city neighbourhood of

Rosscarrock, this residence offers a distinguished lifestyle to be cherished for years to come.