

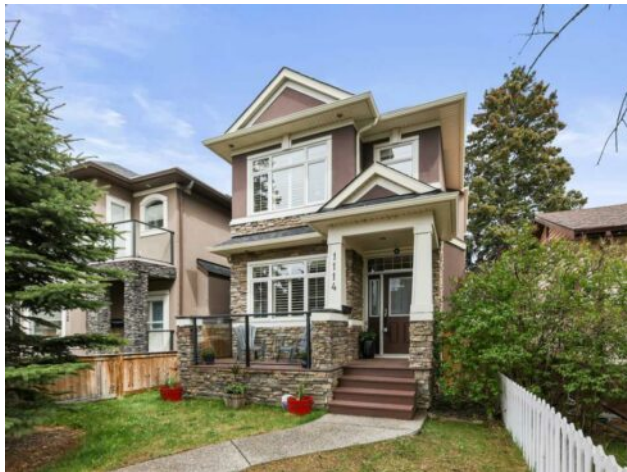


GRASSROOTS
REALTY GROUP

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1114 42 Street SW
Calgary, Alberta

MLS # A2227913



\$884,900

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

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

Inclusions: N/A

Welcome to 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.

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