



**GRASSROOTS**  
REALTY GROUP

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**1137 41 Street SW**  
**Calgary, Alberta**

**MLS # A2234454**



**\$1,099,900**

<b>Division:</b>	Rosscarrock		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	2,036 sq.ft.	<b>Age:</b>	2025 (0 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 Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Breakfast Bar, Built-in Features, Chandelier, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	Second fridge, second dishwasher.		

Located on a quiet street in the established community of Rosscarrock, brand new this 3+1 bedroom home has been built with great care & quality, offering over 2000 sq ft of developed living space plus a legal 1 bedroom basement suite. The open, airy main level presents wide plank hardwood floors & 10' ceilings, showcasing a front dining area accentuated by a lovely feature wall & kitchen that's tastefully finished with quartz counter tops, large island/eating bar, plenty of storage space & stainless steel appliance package. The living room is anchored by a feature fireplace surrounded by built-ins. A convenient mudroom & 2 piece powder room complete the main level. The second level hosts 3 bedrooms, a 4 piece bath plus a laundry room with sink & storage. The primary bedroom with dramatic vaulted ceiling, boasts a walk-in closet & private 5 piece ensuite with dual sinks, relaxing soaker tub & separate shower. The legal one bedroom basement suite features a large living/dining area, kitchen with plenty of counter/storage space & stainless steel appliances plus one good sized bedroom & 3 piece bath. Also enjoy the convenience of dedicated laundry facilities. Outside, enjoy the sunny west back yard with patio & access to the double detached garage. Located close to Shaganappi Point Golf Course, scenic Edworthy Park, schools, shopping, public transit & effortless access to 17th Avenue, Bow & Sarcee Trails. Immediate possession is available!