



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

1613 40 Street SW
Calgary, Alberta

MLS # A2283508



\$929,000

Division:	Rosscarrock		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,018 sq.ft.	Age:	2018 (8 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Level, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s), Wet Bar, Wood Counters		
Inclusions:	AC		

Upon entry, you're welcomed by a spacious front formal dining area and distinctive hardwood flooring that flows throughout both the main and upper levels. The thoughtfully designed main floor showcases a striking hardwood staircase and a chef-inspired kitchen centered around an oversized quartz island with raised eating bar. The kitchen is further elevated by an extra-large, professional-grade fridge and freezer combination, offering exceptional storage and functionality for entertaining and everyday living. Additional main-floor features include ceiling speakers, a functional mudroom, a sleek modern linear fireplace with custom built-ins, and a convenient half bath. The upper level offers 'ceilings throughout, anchored by a luxurious primary retreat with vaulted ceilings, a beautifully appointed ensuite featuring heated floors, and a walk-in closet. Two generously sized secondary bedrooms, a full bathroom, and an upper laundry room with ample cabinetry, counter space, and a utility sink complete this level. The fully developed basement is ideal for entertaining, featuring a large media room with custom built-ins, a wet bar, a fourth bedroom, and a full bathroom, along with hydronic heated floors. Enjoy the fully landscaped, west-facing backyard, all just minutes from downtown, schools, and shopping. This exceptional infill home delivers modern living with standout features throughout.