



1126 40 Street SW
Calgary, Alberta

MLS # A2296539



\$899,900

Division:	Rosscarrock		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,067 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Landscaped, Lawn, Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Open Floorplan, See Remarks, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound		

Inclusions: none

Refined Living, Inner-City! Nestled in the thriving district of Rosscarrock, this meticulously maintained, contemporary two-storey home offers over 3,000 sq. ft. of thoughtfully planned living space. Upon arrival, you’ll notice elevated design and tasteful inclusions. Oversized windows flood the home with natural light, creating a bright, uplifting atmosphere. The free-flowing floorplan transitions from the spacious front dining area to the gourmet kitchen. Here you’ll find high-end finishings including premium engineered hardwood flooring, smooth granite countertops, custom cabinetry, a gas range, double wall oven, Blomberg dishwasher (2025) and French Door refrigerator with in-door-ice + water and an exterior beverage drawer. The eatery flows effortlessly into the inviting family room, complete with custom built-ins, a linear gas fireplace and a practical flex area and 2 piece powered room. Ideal for relaxing and entertaining inside or out on the patio for summer BBQs with a gas hookup in your fully landscaped, private, fenced back yard this home is comfortable through all seasons. The upper level is well appointed with soaring vaulted ceilings that give the stunning primary bedroom a truly upscale feel, complete with a luxurious 5-piece ensuite boasting a stand alone soaker tub, dual vanity and rainfall shower. Two more sizeable bedrooms, and an additional 4-piece bathroom, a dedicated upper level laundry room featuring granite countertops, custom cabinetry and a sink complete the upper level. A highly practical, thoughtfully laid out, fully developed lower level, open to the floor above, continues to impress with 9-foot ceilings, a spacious fourth bedroom, full 4-piece bathroom, a new 50 gallon hot water tank (2025), additional built-ins, including a wet bar and a spacious entertainment room have fully finished this basement. Throughout the home, you’ll appreciate

elegant inclusions and attention to detail, with: * Ceiling flush-mounted speakers; * In-floor heating in the primary ensuite and lower level bath; * Central Air; * Designer light fixtures, * Upgraded kitchen & bathroom taps & faucets; * Abundant storage and spacious walk-in closets; * Additional storage under the stairs; * A truly elevated primary + ensuite retreat; * Mature landscaping with a Brandon elm, cluster of columnar aspens in the front, and a red rocket maple out back; * Double detached garage and much more. This property offers exceptional value for buyers, investors, and those seeking more space with unmatched convenience. Positioned on a comfortable lot mere minutes from downtown, you'll enjoy quick access to major routes, public transit, shopping, great schools, and pleasant parks. Nearby amenities along 17th Avenue SW, local restaurants, and green spaces make everyday living easy and enjoyable here. WELCOME HOME! **OPEN HOUSE SATURDAY, April 11th 2-4pm!**