



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
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 ASSOCIATE

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1429 43 Street SW
 Calgary, Alberta

MLS # A2169559



\$1,100,000

Division:	Rosscarrock		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,954 sq.ft.	Age:	2024 (0 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Rectangular Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Composite Siding, Stucco, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Central Vacuum, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound

Inclusions: N/A

Welcome to this gorgeous brand new detached home in Rosscarrock. This home is LEGALLY SUITED with a SEPARATE ENTRANCE, this is an incredible option to have for the future sale of the property or to earn passive income now! This is an exceptionally modern fully developed 5 BEDROOM HOME built with amazing quality & functionality in mind & It's on a beautiful street in the gorgeous city centre community of Rosscarrock. This Calgary custom home builder takes pride to the next level, their quality & craftsmanship far exceeds so many other builders. This fabulous floor plan boasts a large open concept. The gorgeous kitchen has loads of cupboards, drawers and counter space, with high-end S.S appliances, including a GAS STOVE. The dining room, living room & kitchen are all designed for comfort & entertaining. The main floor also has a generous sized office, mudroom & foyer. The abundance of natural light from the oversized windows & doors just adds to its charm. The bedrooms are all a generous size, the dream ensuite is absolutely gorgeous, you'll never want to leave. The primary suite also has an incredible walk-in closet big enough for the shopaholic & separate upstairs laundry room as well! Also included upstairs is a wonderful bonus room. The FULLY DEVELOPED and LEGALLY SUITED LOWER LEVEL is also very large, bright & open, with, BEDROOMS 4 & 5 & a full kitchen, & bathroom, also has separate private laundry. The oversized windows allows for tons of natural light. The detached garage is also a generous size, just steps away from your beautiful newly sodded & fenced quiet backyard. Wired for sound, Primary ensuite has in floor heat, wired for exterior camera, and R.I central vacuum. Close to the city centre, transit, schools, shopping & tons of amenities. Come see this beautiful executive brand new home today!

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