



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1137 41 Street SW
Calgary, Alberta

MLS # A2234454



\$1,099,900

Division:	Rosscarrock		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,036 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Landscaped, Rectangular Lot		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	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)		
Inclusions:	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!