



**GRASSROOTS**  
REALTY GROUP

**587-777-7276**  
yuri@grassrootsrealtygroup.ca

**1442 40 Street SW**  
**Calgary, Alberta**

**MLS # A2237023**



**\$949,900**

<b>Division:</b>	Rosscarrock		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,923 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Heated Garage, Insulated, Oversized, Triple Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Private, Rectangular Lot, Str		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bookcases, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Skylight(s), Sump Pump(s), Tankless Hot Water, Vinyl Windows

**Inclusions:** Mounted TV in Living Room, Bookcases in Office, Security Cameras

This gorgeous CUSTOM-BUILT DETACHED INFILL home sits on a uniquely large 30 x 120ft lot and features a rare HEATED TRIPLE GARAGE. Designed with style and functionality in mind, the home is filled with NATURAL LIGHT from expansive windows and skylights. The curb appeal is impressive, with landscaped grounds and WOOD PRIVACY WALLS framing a cozy, front WEST-FACING relaxation area. Step through the covered entryway into a spacious foyer with an 8ft SOLID FIR FRONT DOOR, 9ft ceilings and hardwood throughout. Just off the entrance, there's a private den or office and a discreetly located powder room. The OPEN-CONCEPT main floor includes a generously sized living room, which flows into a stunning CHEF-INSPIRED kitchen outfitted with QUARTZ COUNTERTOPS, CUSTOM WOOD CABINETRY, a BUILT-IN OVEN and MICROWAVE, GAS COOKTOP, and a LARGE ISLAND with seating. A corner pantry adds to the functionality, and the adjoining dining area accommodates a full-sized table and buffet. Overlooking the beautifully LANDSCAPED BACKYARD, the kitchen offers views of a stylish TRIPLE GARAGE that enhances the overall aesthetic, making it a pleasure to look at. The garage is also HEATED, FULLY INSULATED, and features a 220V plug for equipment or an EV charging station. The backyard features a wood deck, AGGREGATE PATIO, and a spacious IRRIGATED lawn with mature aspen trees—ideal for family gatherings. An OPEN-RISER MAPLE STAIRCASE, bathed in natural light from OVERHEAD SKYLIGHTS, leads to the second floor. The expansive master suite comfortably fits a king-sized bed and additional furniture, and offers SPECTACULAR DOWNTOWN VIEWS. The luxurious 5-piece ensuite includes a JETTED SOAKER TUB, OVERSIZED RAIN SHOWER

with 10mm glass, private water closet, DOUBLE QUARTZ VANITY, and HEATED FLOORS, along with a WALK-IN CLOSET. Two additional bedrooms, each with unique ceiling angles that add architectural interest, share a well-appointed main bathroom. Convenient upstairs laundry adds to the home's practicality. The FULLY FINISHED LOWER LEVEL also includes 9ft ceilings, a spacious fourth bedroom with WALK-IN CLOSET, full bathroom, and an enormous family room, with roughed-in heated flooring throughout. Other notable features include CENTRAL AIR CONDITIONING, TANKLESS WATER ON DEMAND, and a FULL HOME WATER FILTRATION SYSTEM. This home is ideally located on a QUIET and DEVELOPED STREET in Rosscarrock, just a 7-minute walk to two LRT stations, parks, schools and playgrounds as well as walking distance to shopping at Westbrook Mall. Offering QUICK ACCESS TO DOWNTOWN, major roadways, and the mountains, this home blends URBAN CONVENIENCE with COMFORT AND STYLE, perfectly balancing lifestyle and location.