



GRASSROOTS
REALTY GROUP

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1417 44 Street SW
Calgary, Alberta

MLS # A2303830



\$1,099,000

Division:	Rosscarrock		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,811 sq.ft.	Age:	2025 (1 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, City Lot, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Composite Siding, Concrete, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Skylight(s), Steam Room, Stone Counters, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar		
Inclusions:	N/A		

Welcome to this brand-new, architecturally designed home in the heart of Rosscarrock. Thoughtfully crafted with modern finishes and timeless style, this residence offers open-concept living at its best. The main floor features soaring 10-ft ceilings, a chef’s kitchen with premium appliances, a spacious dining area, and a bright living room with a sleek fireplace and access to the rear deck. Upstairs, vaulted ceilings run through all bedrooms, creating a sense of volume and light, with the primary suite offering a walk-in closet and spa-inspired ensuite. The extended basement is fully developed, providing a versatile recreation area, additional bedroom, bathroom, and storage. Complete with a private backyard and a detached double garage with lane access, this home is ideally located close to schools, parks, shopping, and transit in one of Calgary’s most desirable inner-city communities.