



GRASSROOTS

REALTY GROUP

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1416 43 Street SW
Calgary, Alberta

MLS # A2325954



\$889,000

Division:	Rosscarrock		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,833 sq.ft.	Age:	2006 (20 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, Front Yard, Landscaped, Private		

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

Features: Bar, Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)

Inclusions: Radon Mitigation System

This gorgeous renovated 4 bed, 3.5 bath home comes with a fully finished basement and a double detached garage. Located on a quiet street in the highly sought after neighborhood of Rosscarrock, this home is a must see. The main level offers beautiful hardwood flooring and large windows which bring in tons of natural sunlight, making this home warm and bright. The kitchen is a Chef's delight offering new S/S appliances (2024), Quartz countertops, tiled backsplashes, custom cabinets, ample cupboard/counter space plus a large breakfast bar that overlooks a separate dining area and large living room with a cozy gas fireplace. Completing the main floor is a large formal dining room which could be used as a living room plus a 2pc bath. The upper level consists of a huge primary bedroom with a walk-in closet plus a 5pc ensuite offering dual vanities, a separate soaker tub and shower. Two additional bedrooms a 4pc bath and laundry area complete the upper level. The basement has been professionally developed and offers a huge family room with a wet bar, another 4pc bath plus a 4th bedroom and a good sized flex area that could be used as an office. Additional bonuses include: Central A/C, new hot water tank (2026), HE furnace (2021), new carpet upstairs (2022), most windows (2020), plus a radon mitigation system and multi point door locks on both the front and back doors. The exterior is fully fenced and landscaped with a large paver stone patio plus a double detached garage with alley access. Located close to schools, parks, walking/bike paths, major shopping, City transit/LRT and easy access to main roadways.