



GRASSROOTS
REALTY GROUP

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1111 43 Street SW
Calgary, Alberta

MLS # A2347562



\$1,000,000

Division:	Rosscarrock		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,112 sq.ft.	Age:	2024 (2 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Heated Garage, Insulated		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: TV mounts in Living room and basement family room

HIGH-END LUXURY | IN-FLOOR HEATING | CENTRAL A/C | STEAM SHOWER | AUTOMATIC BLINDS | BUILT-IN SPEAKERS INSIDE AND OUT | HEATED EPOXY GARAGE | HUGE WEST-FACING DECK | OVERSIZED LOT | INCREDIBLE PRIMARY RETREAT | FULLY-FINISHED BASEMENT | PRIME LOCATION SURROUNDED BY PARKS | WALK TO LRT & SCHOOLS. Sophisticated design meets everyday functionality in this beautifully finished inner-city home, where thoughtful upgrades enhance everything from entertaining to family life. Luxury flooring carries through an elegant open layout, while oversized windows fill the front dining area with natural light beneath designer lighting. High-end stainless steel appliances anchor the impressive kitchen alongside a gas cooktop, pot filler, full-height cabinetry, wall pantry, timeless subway tile, quartz countertops, under-counter lighting and a massive island made for gathering. Full-height stone surrounds the living room fireplace, complemented by custom built-ins and patio sliders that connect seamlessly with the outdoor space. Built-in storage keeps the mudroom organized, and a tucked away powder room. Upstairs, vaulted ceilings and oversized windows elevate the primary retreat, while a private wet bar, feature wall and custom walk-in closet bring a distinctly luxurious feel. A sliding door reveals the spa-inspired ensuite, where full-height tile, dual vanities, a steam shower, deep soaker tub and private water closet turn daily routines into an indulgent experience. 2 additional bedrooms accommodate family or guests, while a 5-piece bathroom with dual sinks and upper laundry simplify busy mornings. The fully finished basement expands the home with a generous recreation room, built-in media centre and wet bar designed for relaxed evenings and entertaining. An entire wall of glass brightens the adjoining

den, creating an inspiring office or hobby space without sacrificing connection to the rest of the level. A 4th bedroom with a custom walk-in closet and nearby 4-piece bathroom adds flexibility for teenagers, visitors or extended family. Outside, the massive west-facing deck extends summer living with upgraded privacy walls and 4 gas lines ready for outdoor cooking, heating and entertaining. Automatic blinds on the main and primary bedroom, tinted windows, an Ecobee smart thermostat, built-in indoor and outdoor speakers, a built-in safe plus a Sync security and camera system add another layer of comfort and convenience. An epoxy-finished, drywalled and heated garage rounds out the extensive upgrade package. Parks, community amenities and schools sit close to home, while Westbrook Mall and Westbrook LRT Station put shopping, transit and downtown connections within easy reach.