

1626B 41 Street SW
Calgary, Alberta

MLS # A2292146



\$799,900

Division:	Rosscarrock		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,885 sq.ft.	Age:	2013 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Interior Lot, Lawn, Level, Rectangular Lot		

Heating:	High Efficiency, Fireplace(s), Forced Air, Humidity Control	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Ceiling Fan(s), Central Vacuum, Chandelier, Double Vanity, Granite Counters, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Recessed Lighting, Soaking Tub, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Hot Tub

Here is your opportunity . . .

Welcome Home | Walking Distance to LRT | Central A/C | Hot Tub | Immaculately Maintained Pride of Ownership is apparent throughout this beautifully maintained home, offering the perfect blend of modern elegance and everyday comfort. From the moment you step inside, you'll appreciate the quality craftsmanship and thoughtful design, highlighted by stunning hand-scraped hardwood floors that flow through the spacious main level. The chef-inspired kitchen is both stylish and functional, featuring granite countertops, gas range, a large central island, and a generous walk-in pantry—perfect for cooking, entertaining, and everyday life. The kitchen, with floor to ceiling cabinets opens seamlessly to the bright and inviting family room, where a cozy gas fireplace creates the ideal space for relaxing evenings or gathering with family and friends. Upstairs, the spacious Master Bedroom offers a private retreat with a vaulted ceiling that creates a cozy, yet airy atmosphere. The large, custom built, walk-in closet provides ample storage, while the luxurious 5-piece ensuite with skylights delivers a spa-like experience. The fully developed basement expands your living space with a large recreation room featuring a second fireplace, perfect for movie nights or entertaining. This level also includes a full bathroom and a spacious fourth bedroom with its own walk-in closet. Step outside to enjoy the beautifully landscaped and fully fenced backyard, complete with a deck and hot tub—ideal for relaxing or hosting guests year-round. Additional highlights include central air conditioning for those warm Calgary summer days and an unbeatable location within walking distance to the LRT, restaurants, shopping, parks, and

playgrounds. This Beautiful Home offers all the comfort, convenience, and lifestyle you need—all in one.
Don't miss it!