

**1412 41 Street SW**  
**Calgary, Alberta**

**MLS # A2318273**



**\$950,000**

<b>Division:</b>	Rosscarrock		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	2,015 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, Insulated		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Low Maintenance Landscape		

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

**Features:** Bookcases, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Skylight(s), Soaking Tub, Steam Room, Sump Pump(s), Tray Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound

**Inclusions:** All TV wall mounts

~ COME EXPERIENCE THE PERFECT PAIRING OF LUXURY & ELEGANCE ~ Showcasing an extraordinary level of craftsmanship and bespoke design, this exceptional residence redefines modern luxury with nearly 3,000 sq. ft. of exquisitely finished living space. Every detail has been thoughtfully curated to create a home that seamlessly blends sophistication, comfort, and everyday functionality. Ideally situated in one of Calgary's most desirable inner-city locations, you'll enjoy the convenience of being just 10 minutes to downtown, within walking distance to the LRT, schools, parks, shopping, coffee shops, and dining, while offering quick access west for weekend escapes to the mountains. From the moment you step inside, you'll be captivated by the home's striking architectural details and expansive open-concept design. The inviting dining area, complete with custom built-ins, creates an elegant setting for both intimate dinners and larger gatherings. Designed for culinary enthusiasts and entertainers alike, the chef-inspired kitchen is truly a showpiece, featuring dual islands, extensive custom cabinetry, wine storage, a gas range, wall oven, and an abundance of workspace rarely found in today's homes. The adjoining living room offers warmth and style, anchored by a stunning gas fireplace and flanked by custom built-ins. A thoughtfully designed mudroom provides exceptional organization and storage, making everyday family life effortless. Ascend the dramatic open-riser staircase to the upper level, where oversized windows flood the home with natural light. The luxurious primary retreat serves as a private sanctuary, highlighted by tray ceilings, a custom walk-in closet with premium built-ins, and a spa-inspired five-piece ensuite featuring an oversized steam shower, deep soaker tub, extended dual vanity, and designer finishes throughout. Two additional

generously sized bedrooms, each with custom walk-in closets, a beautifully appointed family bathroom with dedicated linen storage, and convenient upper-floor laundry complete the second level. The professionally finished lower level is designed for entertaining and relaxation, offering an expansive recreation room with a wet bar, perfect for movie nights, game days, or hosting guests. A spacious fourth bedroom with a walk-in closet and an elegant bathroom featuring an oversized walk-in shower complete this exceptional space. The exterior is equally impressive, showcasing a private lounge-inspired backyard with low-maintenance landscaping, fresh sod, and a newly designed rock-and-shrub-lined walkway that enhances the home's curb appeal. Additional features include central air conditioning, concrete window wells, paved side and rear lane access, and a fully finished oversized garage complete with custom-built storage solutions. Rarely does a home of this calibre become available—offering the perfect balance of luxury, thoughtful design, and an unbeatable lifestyle-oriented location.