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GRASSROOTS REALTY GROUP

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1428 43 Street SW
Calgary, Alberta

MLS # A2351056

$874,900

Division:	Rosscarrock		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,065 sq.ft.	**Age:**	2013 (13 yrs old)
Beds:	4	**Baths:**	3 full / 1 half
Garage:	Double Garage Detached, Insulated		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Brick, Wood Frame	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Bar, Breakfast Bar, Pantry, Quartz Counters, Skylight(s)		

Inclusions: Backyard Shed

Room for the whole family, steps from the LRT! This beautifully maintained 2013 Rosscarrock semi-detached offers almost 3,000 square feet of fully developed living space, with 4 bedrooms, 3.5 bathrooms and a finished basement, just five minutes from downtown by car and a five-minute stroll to the LRT. THEN THERE IS THE LIGHT. Expansive windows and upper-level skylights fill this home with incredible natural light, making every room feel bright, open and welcoming from the moment you walk in. Inside, an open-concept main floor is designed for real life. Marble and vinyl plank flooring flow through the living room, where an updated corner gas fireplace sets a warm, inviting tone for cozy movie nights. The gourmet kitchen anchors the home with quartz countertops, a generous island for homework and baking, a new 2023 backsplash and a walk-in pantry. A separate dining room, ideal for holiday gatherings, and a convenient mud room make busy mornings effortless. Upstairs, sunlit by those skylights, the spacious primary retreat showcases a walk-in closet and a spa-inspired 5-piece ensuite with a marble stand-up shower and his and hers sinks. Two additional bedrooms, a refreshed 4-piece bath with a new vanity and light fixture, and a bright bonus room that adapts beautifully as a home office, playroom or flex space complete the level. The second-floor laundry room, with its sink and built-in cabinets, is a true time-saver, and updated window coverings in the living room, dining room, upstairs bedrooms and ensuite add a polished, finished touch. The fully developed basement offers the kids (or guests) room to spread out, with a large rec room, a fourth bedroom and a 3-piece bathroom with a new vanity and light fixture. Outdoors, the fully fenced, landscaped backyard is ready for summer entertaining. Enjoy a new wood deck (2024), aggregate

walkways and an insulated double detached garage with rear access, plus a covered front porch that welcomes you home. Schools, shopping, parks, playgrounds and transit are all close by. This is a must see!

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