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GRASSROOTS REALTY GROUP

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1437 40 Street SW
Calgary, Alberta

MLS # A2354063

$799,900

Division:	Rosscarrock		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,875 sq.ft.	**Age:**	2010 (16 yrs old)
Beds:	4	**Baths:**	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Level, Rectangular Lot		

Heating:	In Floor, Forced Air	**Water:**	-
Floors:	Carpet, Hardwood, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Stone, Stucco, Wood Frame	**Zoning:**	R-C2
Foundation:	Poured Concrete	**Utilities:**	-

Features: Built-in Features, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Recessed Lighting, Walk-In Closet(s), Wet Bar

Inclusions: Alarm equipment (no monitoring), slab storage wall in garage, mezzanine storage in garage, built in work bench in garage, exterior security cameras (sold "as is"), amplifier

Open House Saturday, Oct 31, 12:30-2:30pm. Inner city living awaits you in this bespoke infill on a quiet, tree-lined street in Rosscarrock. This 4 bedroom, 3.5 bathroom home with a double garage and endless landscaping and upgrades is bound to impress and tick all the boxes. You’re greeted by excellent curb appeal including towering Aspen trees, a decorative spruce privacy wall, and front steps lined in mature perennials leading up to the front door. The lasting first impression continues when you step through the spacious foyer into the open concept main floor featuring 9’ knockdown ceilings, hardwood floors, an executive main floor office, and stylish powder room. Host and entertain gathered around the large centre island in your spacious kitchen, enjoy dinners in your full sized dining room, and spill over to relax infront of the fire in the living room. The kitchen boasts full height wood cabinetry, granite countertops, a gas cooktop, stainless steel appliances, a spacious corner pantry, built-in speakers (throughout the home), and designer lighting. Entertain guests in your full sized dining room with a built in alcove wall with directional lighting to feature artwork. The focal point of the elegant living room is the spectacular gas fireplace with a classic stone tile surround and mantle with millwork to the ceiling, flanked on either side by large west facing windows, flooding the space with natural light. The upper level features 3 large bedrooms, a spacious top floor laundry room with built in cabinetry, and 2 full bathrooms. The primary bedroom retreat has ample space for king sized furniture and enjoys downtown views, it’s own private patio, a walk in closet, and a luxurious ensuite bathroom with dual vanities, granite countertops, a giant soaker tub, and a stand up shower. The lower level is kept cozy with in-floor heating and includes a large bedroom

with a walk-in closet, a 4 piece bathroom, tons of storage, and a wicked media room for movie nights including tiered theatre seating, a wet bar with a beverage fridge, and additional flex space for hobbies/exercise. The maintenance-free west facing backyard has been extensively landscaped with stone terraces, raised planter beds, and more mature trees. Park in your spacious double garage with ample storage, a workbench, and a paved alleyway. Walk to the train (LRT) for a fast commute downtown and enjoy cafes, groceries, schools, playgrounds, restaurants, and many amenities within a short walk.

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