



780-978-5674 joshuaboyne@hotmail.com

1, 942 38 Street SW Calgary, Alberta

MLS # A2176185



\$724,900

Division:	Rosscarrock		
Туре:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,440 sq.ft.	Age:	2021 (3 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Additional Parking, Alley Access, Assigned, Concrete		
Lot Size:	-		
Lot Feat:	City Lot, Front Yard, Low Maintenance Landscape		

Heating:	Central, High Efficiency, In Floor, Electric, ENERGY STAR Qualified Equipm Watereplace Insert, Fireplace(s), Forced Air, Natural Gas		
Floors:	Carpet, Hardwood, Tile	Sewer: -	
Roof:	Asphalt Shingle, Membrane	Condo Fee: \$ 253	
Basement:	Finished, Full	LLD: -	
Exterior:	Aluminum Siding , Composite Siding, Concrete, Manufactured Floor Joist, Manning Me, Meta MSCang , Silent Floor Joists, Stone, Stucco, Wood F		
Foundation:	Poured Concrete	Utilities: -	
Features:	Bar, Bookcases, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Open		

Floorplan, Pantry, Recessed Lighting, Skylight(s), Soaking Tub, Stone Counters, Storage, Sump Pump(s), Tankless Hot Water, Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: Roughed in electric vehicle charging station in garage, also roughed in central vacuum system & water softener. There is a gas BBQ hookup on the front patio.

Gorgeous Inner city fully finished 2-storey home with 2013 sqft of developed living space with 3 large beds + 3.5 stunning baths + a main floor den. M-C2 zoning makes for a perfect work from home or home based business set up. Upscale urban living at a GREAT price point. This home's many forward-thinking features & stylish floorplans are sure to impress. The contemporary design throughout will leave you breathless. An abundance of natural light flows through this exceptionally spacious floor plan with large windows + 10-foot ceilings on main floor and 9-foot ceilings on the upper level and finished basement. You will be immediately struck by a beautifully designed & equipped kitchen, includes European Blomberg appliance package, PREMIUM quartz counter-tops & backsplash, giant island w/stunning double waterfall quartz feature for your family & guests to gather is perfectly located adjacent to a large dining area. The focal point of the living room is beautiful gas fireplace with one piece marble tile surround. Entertain guests on your private front yard patio w/gas BBQ hookup. The second level of this home offers two large double master bedrooms. Master bedroom #1 offers a stunning spa inspired 5-piece en-suite equipped with a freestanding soaker tub, custom shower, sky light & floating vanity w/ double sinks & PREMIUM quartz countertops + a walk-in closet. Master bedroom #2 is also generous in size and has a full en-suite 4-piece bathroom. and walk-through closet. There is also a laundry room equipped with front load washer/dryer. The fully finished professionally developed basement offers 9' ceilings, a large bedroom, full 4-piece bathroom, wet bar and large rec. room + storage. Mudroom and 1/2 bath lead to oversized single ATTACHED garage access + additional driveway parking. Roughed in electric vehicle charging station in garage. No

permits required for street parking. Luxurious features throughout include blind package, engineered oak hardwood, solid 8 ft doors throughout, smooth painted level 5 ceilings, designer LED lighting package. full height built-in custom cabinetry, built-in Bluetooth speaker system. Bathrooms w/heated tiled floors + sound-enabled backlit LED mirrors + under vanity lighting. Energy-efficient and well-insulated, a high-efficiency furnace, tankless hot water on demand system, humidifier and central air conditioning. Exceptional curb appeal with high-end modern exterior & architectural design. Centrally located on the Westside ROSSCARROCK has much to offer its residents and is one of Calgary's most desirable inner-city communities. A few minutes drive to Downtown & steps to Westbrook mall, Library/LRT Station, golf, schools, shops, dining, aquatic centre, bike paths & transit routes. Balance of 10-year Progressive New Home Warranty. LOW Condo fee includes admin., Insurance, grounds maintenance & reserve fund. Each owner is responsible to pay their own utilities + for their own snow removal. Low maintenance landscaping - NO grass to cut.