

1411 41 Street SW
Calgary, Alberta

MLS # A2179147



\$900,000

Division:	Rosscarrock		
Type:	Residential/Duplex		
Style:	2 Storey, Side by Side		
Size:	1,965 sq.ft.	Age:	2023 (1 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Lawn, Low Maintenance Land		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Skylight(s), Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: N/A

****COME JOIN US AT OUR OPEN HOUSE THIS SATURDAY NOVEMBER 23 FROM 1-4PM AND SUNDAY NOVEMBER 24 FROM 1-4PM**EXCEPTIONAL CURB APPEAL!** This luxurious infill, inspired by an A-frame design, is a true standout. With over 2,800 square feet of meticulously designed living space, this home features 9-foot ceilings on all levels, sleek engineered hardwood flooring, modern glass railings, and custom built-ins throughout. On the main level, you'll appreciate the thoughtfully placed mudroom and powder room at the rear of the home. The living room is anchored by a gas fireplace, flanked by custom built-ins, while the gourmet kitchen boasts ceiling-height custom cabinetry with soft-close doors, a top-of-the-line stainless steel appliance package including a gas cooktop, built-in wall oven and microwave, and a chimney hood fan. The expansive 12-foot island, complete with a wine rack, is perfect for entertaining. Upstairs, the laundry room is equipped with a convenient sink, and the three bedrooms include a king-sized primary suite. This master retreat features a large walk-in closet, 15-foot vaulted ceilings, and impressive two-story windows. The spa-like ensuite bathroom offers heated floors, a luxurious soaker tub, a fully tiled walk-in steam shower with sprayers, and a skylight that enhances the serene atmosphere. The lower level is the ideal extension of this elegant home, offering a fourth bedroom, a full bathroom, a wet bar, and a spacious recreation area. Outside, the west-facing backyard is a private oasis, complete with a beautifully designed deck and low-maintenance landscaping. Perfectly situated just around the corner from the Calgary Arts Academy School and a short stroll to Westbrook Mall, this home is also only 750 meters from the C-train station. Nestled in the highly desirable inner-city neighborhood of

Rosscarrock, you'll be just five minutes from downtown, with access to a wealth of amenities including schools, restaurants, and shopping.