

1431 43 Street SW
Calgary, Alberta

MLS # A2113178



\$1,100,000

Division:	Rosscarrock		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,952 sq.ft.	Age:	2024 (0 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Suite	LLD:	-
Exterior:	Composite Siding, Stucco, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-

Features: Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: NONE

Welcome to this gorgeous brand new detached home in Rosscarrock. This home is legally suited (In approval with the City of Calgary) with a SEPARATE ENTRANCE, this is an incredible option to have for the future sale of the property or to earn passive income now! The estimated possession is for September 2024. This is an exceptionally modern fully developed 5 BEDROOM HOME built with amazing quality & functionality in mind & It's on a beautiful street in the gorgeous city centre community of Rosscarrock. This Calgary custom home builder takes pride to the next level, their quality and craftsmanship far exceeds so many other builders. This fabulous floor plan boasts a large open concept and has a gorgeous kitchen, with high-end S.S appliances, including a GAS STOVE. The dining room, living room & kitchen are all designed for comfort & entertaining. The main floor also has a generous sized office, mudroom and foyer. The abundance of natural light from the oversized windows & doors just adds to its charm. The bedrooms are all a generous size, the dream ensuite is absolutely gorgeous, you'll never want to leave. The primary suite also has an incredible walk-in closet big enough for the shopaholic and separate upstairs laundry room as well! The FULLY DEVELOPED and LEGALLY SUITED LOWER LEVEL (in approval with the City of Calgary) is also very large, bright & open. With, BEDROOMS 4 & 5 & a full bathroom, separate private laundry, It also has oversized windows for tons of natural light. The detached garage is also a generous size, just steps away from your beautiful newly sodded & fenced quiet backyard. Close to the city center, transit, schools, shopping & tons of amenities. Come see this beautiful executive brand new home today! ***PLEASE NOTE, RENDERING PHOTO (MAIN PHOTO) and BLUEPRINTS ARE OF CLOSE FINAL PRODUCT BUT

ARE SUBJECT TO CHANGE and ALL OTHER PHOTOS ARE FROM PAST PROJECTS, THEY WILL NOT BE EXACT, BUT GIVES YOU REPRESENTATION OF THE INCREDIBLE QUALITY THAT WILL BE IN THIS HOME.