

1626A 41 Street SW  
Calgary, Alberta

MLS # A2164085



## \$875,000

<b>Division:</b>	Rosscarrock		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Side by Side		
<b>Size:</b>	1,885 sq.ft.	<b>Age:</b>	2013 (11 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco	<b>Zoning:</b>	R-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Skylight(s), Vaulted Ceiling(s)		

**Inclusions:** N/A

Nestled in the sought-after community of Rosscarrock, this stunning semi-detached home offers an unbeatable blend of modern luxury and timeless elegance. With 4 spacious bedrooms, 3.5 bathrooms, and 2,714 square feet of total living space on 3 levels, it's the perfect fit for both young families and those seeking to downsize in style. This sun-soaked home stands out with its exclusive double soundproof common wall, ensuring peace and privacy. The Cristal Homes Gold Premium Package elevates every inch, from the large garage to the energy efficient windows and the high end mechanical systems, including central A/C, plus Hunter Douglas blinds throughout. Families will love the dual family rooms, each with cozy gas fireplaces, creating the perfect spaces for gathering and relaxation. The chef inspired kitchen is a showstopper, with a large granite island with eating bar, upgraded stainless appliances, custom full height cabinetry, and ample counter space, perfect for hosting both dinner parties and casual family meals. Retreat upstairs to the primary suite, a haven of tranquility with vaulted ceilings, skylights in the spa-like ensuite. Indulge in the marble floors, deep soaker bath, double vanity and zen-inspired design, creating the ultimate relaxation experience. The large walk-in closet, complete with custom built-ins, provides more than enough space for a well-organized wardrobe. The fully finished lower level adds even more versatility, featuring a roomy guest bedroom, massive recreation room with fireplace, and a full bath, perfect for movie nights or hosting visitors. Oversized windows throughout the home bathe the interior in natural light, connecting each room to the vibrant Rosscarrock neighborhood. With quick access to parks including Edworthy Park, schools, shopping, golf, and the LRT, everything you need is just a

short walk away. Quick connections to major routes like Bow Trail, Sarcee and Stoney Trails ensure that you're always minutes from where you need to be. Whether you're starting a family or looking for your forever home, this house is an exceptional find. Thoughtful upgrades, a fantastic layout, and an unbeatable location make it the one you've been waiting for!