

2731 43 Street SW
Calgary, Alberta

MLS # A2167815



\$1,174,900

Division:	Glenbrook		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,313 sq.ft.	Age:	2024 (0 yrs old)
Beds:	5	Baths:	3 full / 2 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Lawn, Landscaped, Street Lighting, Rectangular Lot, See Remark		

Heating:	In Floor Roughed-In, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Brick, Concrete, Stucco, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

**** HELP BUILD YOUR BRAND NEW DREAM HOME **** Stunning 2 Storey home with WEST facing back yard AND A LEGAL 2 bedroom suite! Stunning features: chef's kitchen with 12' quartz island & 10 foot ceilings on main floor / 9 foot ceilings upper & basement, cozy gas fireplace, amazing primary suite with 5-piece bath including roughed-in steam shower/walk-in closet/heated tile floors, towering 14 FOOT vaulted ceilings, 3 upper bedrooms, 2.5 upper bathrooms, upper laundry room with sink, engineered hardwood/tile/carpet flooring, custom built-ins in EVERY closet & mudroom, large dining room with customizable feature wall, functional custom mudroom, roughed-in in-floor heat (in-slab) in basement & roughed-in A/C, double detached garage (20x20), good sized WEST backyard with large deck & BBQ line, legal basement suite includes: 2 good sized bedrooms with walk-in closets/kitchen with 6' island/4-piece AND 2-piece bathrooms/separate laundry & much more! Location is amazing - super quiet/tree lined street, all schools close by, only 7 min to downtown & easy access to all amenities! This brand new masterpiece is ready for you to choose all finishings & appliances! It also comes with bumper to bumper warranty (1, 2, 5, 10) & all landscaping - sidewalks/rear composite deck/fences & gates/rundle rock & sod! Pictures are of previous builds.