

\$975,000 - 926 42 Street Sw, Calgary

MLS® #A2117038

\$975,000

4 Bedroom, 4.00 Bathroom, 2,061 sqft

Residential on 0.07 Acres

Rosscarrock, Calgary, Alberta

A Masterpiece in Upper Rosscarrock! A Quality Build by Samdisha Homes, Loaded with Features and Upgrades this home will not disappoint! Over 2800sqft of finished living space with an open floorplan, Wide Plank White Oak Engineered Hardwood Floors throughout the main floor and carried throughout the upstairs. Main floor features 10ft ceilings, a ceramic tile front entry with an adjacent half bathroom and a front dining area with a feature wall. Open kitchen with white shaker cabinets, Quartz countertops with herringbone quartz backsplash & a Large Quartz Waterfall Island. Premium Stainless Steel Appliances with Double Sub Zero Fridge, Built-in Microwave and Oven, Gas Range & Pot Filler! Side butler pantry just off the kitchen that walks through right to a spacious mudroom finished with black and white ceramic tile floors and plenty of built-in ottoman and plenty of cabinets for storage. Large living room Featuring a Gas Fireplace with White brick surround & Mantle. Large glass patio doors open to a spacious east-facing deck perfect for soaking in the morning sun or relaxing the shade during your evening BBQ. This lot is 125ft Deep so you have 5ft of extra yard space compared to your standard duplex! An extra wide wood staircase adorned with beautiful wainscoting leads you upstairs to the Mezzanine a perfect flex space for a second living room, library or office. 2 Spacious bedrooms with built in closets and 10ft open coffered ceiling feature. Just



adjacent to the bedrooms is a Full bathroom. Well finished with white tile and a white quartz vanity. The laundry room is also upstairs and features quartz counters with white tile backsplash, built in cabinets/ Drying rack & sink! The Primary Bedroom will leave you in awe, boasting massive 14ft vaulted ceilings a large rustic chandelier and a huge west-facing front window letting in plenty of natural light. Large walk in closet loaded with built in cabinets and mirror. A Large barn door opens up to a beautiful ensuite featuring Heated Herringbone tile floors, a Fully Tiled STEAM SHOWER, a Water closet, His and Her sink with Quartz counters & backsplash and a Large soaker Tub with matching rustic Chandelier atop. The basement is finished with plush carpet throughout. Large rec room with built in speakers and shelving & adjacent Corner Bar space with large quartz counters space. Lastly, another full bathroom, Gym / Fitness area and guest bedroom complete the basement. Minutes from Downtown and steps away from the C-Train, Shopping and many other amenities. This property has it all! Book your showing today!

Built in 2020

Essential Information

MLS® #	A2117038
Price	\$975,000
Sold Price	\$965,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,061
Acres	0.07
Year Built	2020
Type	Residential

Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	926 42 Street Sw
Subdivision	Rosscarrock
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 1Y9

Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Secured, Side By Side

Interior

Interior Features	Bookcases, Built-in Features, Chandelier, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Skylight(s), Vaulted Ceiling(s), Vinyl Windows, Wet Bar, Wired for Sound
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Gas, Gas Starter, Living Room, Mantle
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Awning(s), Balcony, Barbecue, Lighting, Private Entrance, Rain Gutters
Lot Description	Back Lane, Back Yard, Cleared, Few Trees, Lawn, Street Lighting, Rectangular Lot
Roof	Asphalt Shingle
Construction	Cement Fiber Board
Foundation	Poured Concrete

Additional Information

Date Listed	March 25th, 2024
Date Sold	April 20th, 2024
Days on Market	26
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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