

\$1,149,900 - 941 42 Street Sw, Calgary

MLS® #A2141002

\$1,149,900

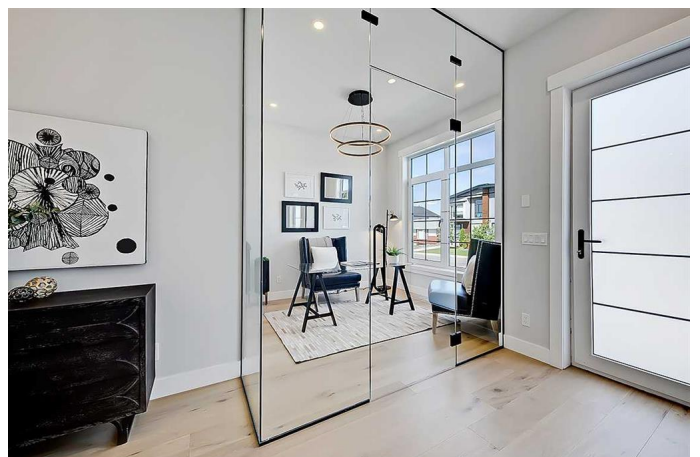
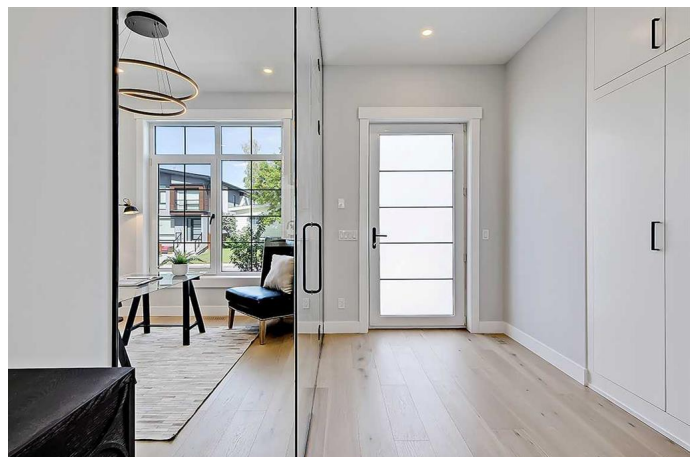
4 Bedroom, 4.00 Bathroom, 2,089 sqft

Residential on 0.07 Acres

Rosscarrock, Calgary, Alberta

BRAND NEW DETACHED INFILL, now MOVE-IN READY in ROSSCARROCK! This home has the style, function, and quality you™re searching for in an inner-city home, with a unique and contemporary palette to suit your preferences. A bright & open floorplan spans across 2,885+ sq ft of developed living space, including the main floor with a 10-ft painted ceiling, a main floor home office w/ glass wall, an upper bonus room, an incredible primary suite w/ 13-ft vaulted ceiling, and an expansive basement w/ full wet bar!

Rosscarrock is a great family-oriented neighbourhood conveniently located close to walkable restaurants & coffee shops, Shaganappi Point Golf Course, the Bow River Pathways, & just minutes from DT via Bow Trail! This home is within walking distance of Edworthy Park and the Douglas Fir Trail, perfect for active families. The main floor welcomes you into the home in grand fashion, w/ a large foyer that sits next to the front home office or formal dining room w/ a glass wall/door & oversized windows. A WALKTHROUGH BUTLER™S PANTRY w/ prep sink, upper/lower cabinetry, open shelving, and pocket doors allow for convenient access to the central kitchen, where you™ll be blown away by the designer touches. Full-height cabinetry with open wood displays and undercabinet LED lighting sits alongside a modern tile backsplash w/ an upgraded appliance package (includes a French door refrigerator,



built-in wall oven & microwave, a gas cooktop, custom hood fan, & dishwasher). A large island with a WATERFALL QUARTZ counter offers your family lots of counter space & comes with a vacuum toe kick. There's a dedicated space next to the kitchen for an everyday dining area, and the spacious living room enjoys a West-facing 4-panel KULU TILT & SLIDE patio door and inset gas fireplace w/ custom built-ins & tile surround. The open riser staircase takes you to an upper bonus room, perfect for families w/ kids or a secondary home office, w/ easy access to the upper laundry room, two secondary bedrooms w/ built-in closets, and a main bathroom w/ dual vanity and a tub/shower combo with full-height tile surround. The primary suite is everything you want in an intimate space, complete w/ oversized windows, a high vaulted ceiling, an extra-long walk-in closet w/ built-in dresser & shelving, plus an incredible 5-pc ensuite w/ heated tile floors, dual vanity, free-standing soaker tub, and a walk-in shower w/ bench, 3 body jets & rain shower head. Family time and weekend hockey games are best enjoyed in the fully equipped basement family room, w/ a full wet bar w/ upper cabinetry, floating shelves, a beverage fridge, sink, quartz counters, and a tile backsplash. There's also a large fourth bedroom and 4-pc bath. This home also features a double detached garage that is INSULATED & DRYWALLED, hardwood flooring on the main & upper levels, and rough-ins for in-floor heat in the basement, A/C, central vacuum, & exterior security cameras.

Built in 2024

Essential Information

MLS® #	A2141002
Price	\$1,149,900
Sold Price	\$1,120,000

Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,089
Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	941 42 Street Sw
Subdivision	Rosscarrock
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 1Y9

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Insulated

Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Bar Fridge, Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator
Heating	In Floor Roughed-In, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None, Private Entrance, Private Yard
Lot Description	Low Maintenance Landscape, Landscaped
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 14th, 2024
Date Sold	August 8th, 2024
Days on Market	55
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.