

\$799,000 - 1441 40 Street Sw, Calgary

MLS® #A2141512

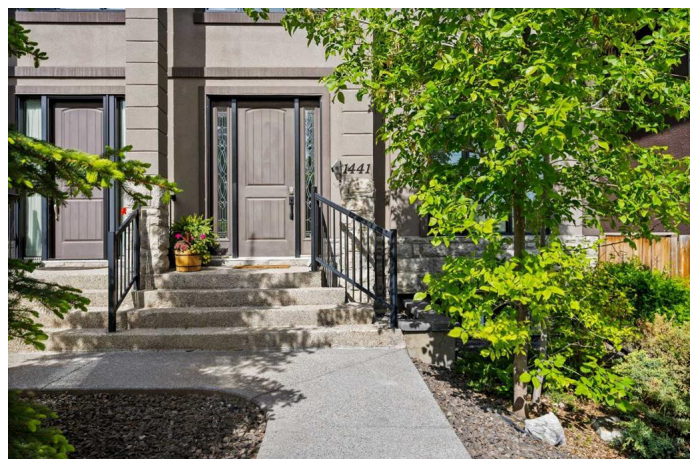
\$799,000

3 Bedroom, 4.00 Bathroom, 1,850 sqft

Residential on 0.07 Acres

Rosscarrock, Calgary, Alberta

Welcome to your dream home in the heart of Rosscarrock. This beautifully maintained semi-detached residence will “Wow” you from start to finish! At first sight, the curb appeal is stunning with extensive, no maintenance landscaping with lush, mature trees that offer both beauty and privacy. As you step into the home, you are greeted by a spacious tiled foyer complete with a sitting area and large closet. The main floor features a grand office with a massive east-facing window, bathing the room in morning sunlight—an ideal spot to enjoy your coffee. This versatile space, adorned with a gorgeous vintage chandelier, can also serve as a formal dining room. Soaring 9' ceilings and elegant crown mouldings throughout the main level create an expansive and luxurious ambiance. Step into the heart of the home—the show stopping kitchen featuring a massive island perfect for gatherings with family and friends. High-end Viking and Miele appliances, ceiling-high cabinets, ample counter space, and a dedicated pantry make this kitchen a chef's delight. Enjoy the seamless flow from the kitchen into the family room, currently utilized as a dining and living area. It features a cozy gas fireplace, surrounded by a stunning stone facade and built-ins for additional storage. The abundance of windows on the west-facing side of the house floods the room with natural light. Step out onto the large deck, perfect for outdoor entertaining, complete with a sitting area, BBQ gas line, great-sized yard



(larger than most infills!), and dedicated dog-run areas. Ascend to the tranquil second level featuring a huge skylight to discover the luxurious primary bedroom suite. The space is dreamy, featuring a large walk-in closet, and a spa-like 5-piece bathroom with a huge jetted soaking tub and glass shower. This level also boasts a massive secondary bedroom (which can be easily converted back into 2 bedrooms), a 4-piece bathroom, large linen closet, and a delightful laundry room. Heading downstairs, you'll stop by the updated powder room with sky high ceilings and trendy wallpaper. In the basement, discover a large entertainment area with a built-in bar and wine fridge. Custom cabinetry provides ample storage, making this space versatile for a gym or games area. Another striking feature is the stone wall with an electric fireplace and TV mount, ready for movie nights with built-in surround sound speakers. An office area, ideal for homework or remote work, complements the space. A guest bedroom and a stylish 4-piece bathroom complete this level. The basement is also roughed-in for in-floor heating, plus stay cool in the summer with the new Central AC. Located in a family-friendly neighbourhood, this home is near local schools, Edworthy Park, Shaganappi Point Golf Course, and Westbrook Shopping Centre. Enjoy the convenience of a 5-minute walk to the C-train station. Don't miss this opportunity to live in one of Rosscarrock's most desirable homes!

Built in 2011

Essential Information

MLS® #	A2141512
Price	\$799,000
Sold Price	\$860,000
Bedrooms	3

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,850
Acres	0.07
Year Built	2011
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	1441 40 Street Sw
Subdivision	Rosscarrock
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 1W8

Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Insulated, Paved

Interior

Interior Features	Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, Dry Bar, High Ceilings, Jetted Tub, Kitchen Island, Low Flow Plumbing Fixtures, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Skylight(s), Storage, Sump Pump(s), Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wired for Sound
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Stove, Microwave, Range Hood, Refrigerator, Tankless Water Heater, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Stone
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Dog Run, Private Yard
Lot Description	Back Lane, Back Yard, Lawn, Low Maintenance Landscape, Landscaped, Street Lighting, Rectangular Lot, See Remarks, Treed
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 20th, 2024
Date Sold	June 28th, 2024
Days on Market	8
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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