

\$1,149,900 - 937 42 Street Sw, Calgary

MLS® #A2152197

\$1,149,900

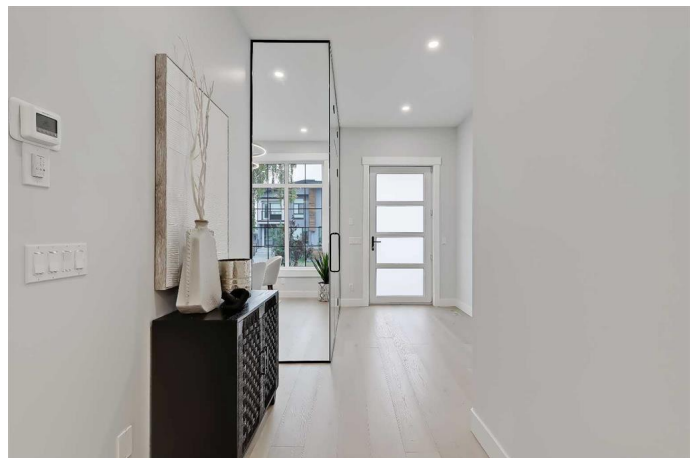
4 Bedroom, 4.00 Bathroom, 2,092 sqft

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 2,900+ sq ft of developed living space, including the main floor with 10-ft painted ceilings, a main floor home office w/ glass wall, an upper bonus room, an incredible primary suite w/ vaulted ceiling, and an expansive basement w/ full wet bar!

Rosscarrock is a great family-oriented neighbourhood 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



w/ pot filler, custom hood fan, & dishwasher). A large island with a WATERFALL QUARTZ counter offers your family lots of counter space, while the dedicated space next to the kitchen is perfect for an everyday dining area. 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 wood-wrapped 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. All that's left is for you to move in!

Built in 2024

Essential Information

MLS® #	A2152197
Price	\$1,149,900
Sold Price	\$1,149,900

Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,092
Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	937 42 Street Sw
Subdivision	Rosscarrock
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 1Y9

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Garage Door Opener, Insulated

Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Bar Fridge, Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Washer
Heating	In Floor, In Floor Roughed-In, Fireplace(s), Forced Air, Natural Gas
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Dog Run Fenced In, Low Maintenance Landscape, Street Lighting, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 26th, 2024
Date Sold	August 8th, 2024
Days on Market	13
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX House of Real Estate
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