

\$1,185,000 - 916 42 Street Sw, Calgary

MLS® #A2160088

\$1,185,000

5 Bedroom, 5.00 Bathroom, 2,068 sqft

Residential on 0.08 Acres

Rosscarrock, Calgary, Alberta

MOVE-IN READY | 3-BEDS + 2-BED LEGAL LOWER SUITE (subject to city approvals) designer home in ROSSCARROCK by Sandhar Custom Homes! Highlights of your new home include a MAIN FLOOR HOME OFFICE w/ GLASS MULLION WALL & built-in desk, a WALKTHROUGH BUTLER™S PANTRY w/ built-in wine display, a UPPER BONUS ROOM w/ skylight, a VAULTED PRIMARY SUITE w/ VAULTED ENSUITE, an UPPER BONUS ROOM, a built-in upper study area/desk, TWO JUNIOR SUITES, plus the fully developed & legal lower suite w/ private entrance! Rosscarrock is a popular community for young families & professionals looking for a quick commute that's close to parks, schools, & amenities. Downtown is easily accessible along Bow Trail or 17 Ave SW; there are both public & separate schools nearby, & Mount Royal University is to the south. Rosscarrock has access to shopping, along w/ the many businesses along 17th Ave SW. And Edworthy Park & the Douglas Fir Trail are within walking distance for those looking to spend time outdoors! Stylish & functional, discover luxurious finishings on the main floor w/ 10-ft ceilings & wide-plank hardwood flooring guiding you from the foyer, past the main floor office w/ glass mullion wall, into the front dining room w/ oversized West-facing windows & cheater access to the ultimate butler™s pantry, featuring a prep sink & custom cabinetry w/ a built-in wine display & storage! The upscale kitchen



features quartz countertops, a full-height backsplash, custom cabinetry w/ soft-close hardware, an oversized central island, an additional built-in pantry, & a premium S/S appliance package that includes a gas cooktop w/ a custom hood fan, a built-in wall oven/microwave, a dishwasher, & a French door refrigerator. The spacious living room features an inset gas fireplace w/ custom full-height surround & built-in cabinetry, overlooking the deck in the large backyard through sliding patio doors. A built-in bench w/ hooks resides in the rear mudroom, along w/ a built-in closet & a lovely powder room w/ shiplap feature wall. Heading upstairs, youâ€™re greeted to a bright & spacious upper bonus room w/ skylight, 2x junior suites w/ 4-pc ensuites & closets, & a fully-equipped laundry room w/ quartz countertop & sink. The primary suite is breathtaking, w/ a massive walk-in closet & a sky-high vaulted ceiling that continues into the sophisticated ensuite, featuring heated tile floors, a fully tiled walk-in shower, dual vanity, & a freestanding soaker tub w/ ceiling-height window. Perfect for a mortgage helper or mother-in-law suite, the LEGAL LOWER SUITE features a spacious kitchen/living area w/ built-in media centre, ceiling-height cabinetry, a central island w/ bar seating & dual undermount sink, a full-height backsplash, a built-in pantry, & a S/S appliance package. There are also 2 good-sized bedrooms, a modern 4-pc bath, & an additional lower laundry room w/ a built-in linen closet! GARAGE IS FULLY FINISHED WITH HEATER **Check out the VIRTUAL TOUR + book your private viewing today!**

Built in 2024

Essential Information

MLS® #	A2160088
Price	\$1,185,000

Sold Price	\$1,165,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,068
Acres	0.08
Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, 2 Storey
Status	Sold

Community Information

Address	916 42 Street Sw
Subdivision	Rosscarrock
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C1Y8

Amenities

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

Interior

Interior Features	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Soaking Tub, Built-in Features, Closet Organizers, Quartz Counters
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Washer, Built-In Oven, Gas Cooktop, Microwave, Range Hood
Heating	Forced Air
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	None, Private Entrance, Private Yard
Lot Description	Front Yard, Landscaped, Street Lighting
Roof	Asphalt Shingle
Construction	Wood Frame, Brick, Cement Fiber Board
Foundation	Poured Concrete

Additional Information

Date Listed	September 6th, 2024
Date Sold	November 5th, 2024
Days on Market	60
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX House of Real Estate
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