

\$1,100,000 - 1429 43 Street Sw, Calgary

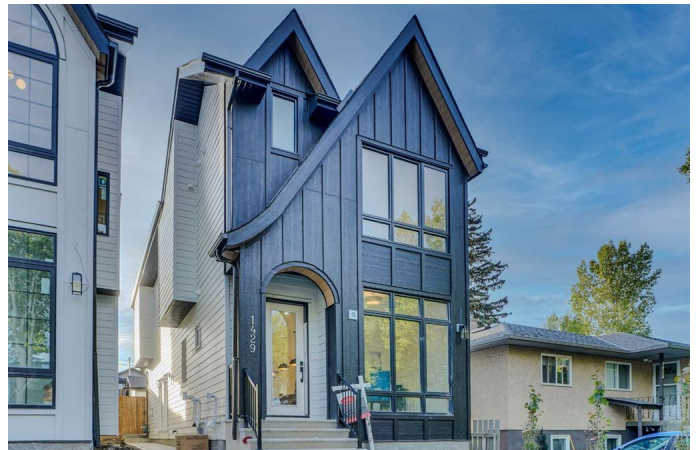
MLS® #A2169559

\$1,100,000

5 Bedroom, 4.00 Bathroom, 1,954 sqft
Residential on 0.07 Acres

Rosscarrock, Calgary, Alberta

Welcome to this gorgeous brand new detached home in Rosscarrock. This home is **LEGALLY SUITED** with a **SEPARATE ENTRANCE**, this is an incredible option to have for the future sale of the property or to earn passive income now! This is an exceptionally modern fully developed 5 **BEDROOM HOME** built with amazing quality & functionality in mind & It's on a beautiful street in the gorgeous city centre community of Rosscarrock. This Calgary custom home builder takes pride to the next level, their quality & craftsmanship far exceeds so many other builders. This fabulous floor plan boasts a large open concept. The gorgeous kitchen has loads of cupboards, drawers and counter space, with high-end S.S appliances, including a **GAS STOVE**. The dining room, living room & kitchen are all designed for comfort & entertaining. The main floor also has a generous sized office, mudroom & foyer. The abundance of natural light from the oversized windows & doors just adds to its charm. The bedrooms are all a generous size, the dream ensuite is absolutely gorgeous, you'll never want to leave. The primary suite also has an incredible walk-in closet big enough for the shopaholic & separate upstairs laundry room as well! Also included upstairs is a wonderful bonus room. The **FULLY DEVELOPED** and **LEGALLY SUITED LOWER LEVEL** is also very large, bright & open, with, **BEDROOMS 4 & 5** & a full kitchen, & bathroom, also has separate private laundry. The oversized



windows allows for tons of natural light. The detached garage is also a generous size, just steps away from your beautiful newly sodded & fenced quiet backyard. Wired for sound, Primary ensuite has in floor heat, wired for exterior camera, and R.I central vacuum. Close to the city centre, transit, schools, shopping & tons of amenities. Come see this beautiful executive brand new home today!

Built in 2024

Essential Information

MLS® #	A2169559
Price	\$1,100,000
Sold Price	\$1,085,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,954
Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	1429 43 Street Sw
Subdivision	Rosscarrock
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 2A3

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Built-in Features, Central Vacuum, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Vaulted Ceiling(s), Wired for Sound, Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Electric Stove, Gas Stove, See Remarks, Washer/Dryer
Heating	Forced Air, Natural Gas, Fireplace(s)
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Separate/Exterior Entry, Suite

Exterior

Exterior Features	Private Yard, Private Entrance
Lot Description	Back Yard, Lawn, Rectangular Lot, Back Lane, Front Yard
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Composite Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 30th, 2024
Date Sold	November 23rd, 2024
Days on Market	54
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	MaxWell Canyon Creek
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