



# 1135 39 Street Calgary Alberta

\$749,900

A loved home with incredible value in Rosscarrock. Enjoy inner city life in a home that offers all the conveniences and luxury features of a custom built. The main floor is adorned with elegant custom millwork and wainscoting, 9 ft ceiling, iron rod railing, open tread staircase, and warm hardwood floors. Enjoy plenty of storage & privacy in the oversized front entry, with a built-in bench and closet. The kitchen is the perfect place for the entire family to gather with an oversized central island, exotic granite countertops, stainless steel appliances, floor to ceiling wood cabinetry with pot & pan drawers, and a corner pantry. Glass accented upper cabinets add an elegant touch to this dream kitchen. A stone clad gas fireplace is the center piece of the cozy west facing living room. The upper level has an airy feel with 9ft ceilings and 8ft solid core doors. There are three bedrooms and two full baths on this level; with a true master retreat that features a gas fireplace, jacuzzi soaker tub, dual sinks, and large walk in closet with customized organizers. Upper laundry with sink, and an additional 4pc bath complete this level. The 4th bedroom is located in the basement which is oversized (and could be converted into two separate rooms if desired), and there is an additional 4pc bath. The large rec room with a built in wet-bar is the ideal space for family movie nights or games. This home has it all - plus a fully landscaped west facing backyard with oversized deck and pergola for those warm summer days & nights. Additional features include: AC (2022), 9 ft knockdown ceilings on all levels, RI Central Vac, newer furnace (2020), updated hot water tank (2017), and double detached garage in the rear with a side yard that is paved in patio stone for easy & clean access to the alley and garbage bins. Call now for your private showing. (id:6769)

Recreational, Games room 16.25 Ft x 19.08 Ft  
 4pc Bathroom 7.83 Ft x 6.17 Ft  
 Bedroom 19.08 Ft x 12.83 Ft  
 Kitchen 9.17 Ft x 17.33 Ft  
 Dining room 11.00 Ft x 17.33 Ft  
 Living room 11.83 Ft x 20.00 Ft  
 2pc Bathroom 6.75 Ft x 4.92 Ft

Primary Bedroom 12.92 Ft x 13.33 Ft  
 5pc Bathroom 18.17 Ft x 7.17 Ft  
 Other 8.83 Ft x 4.75 Ft  
 4pc Bathroom 4.83 Ft x 8.83 Ft  
 Bedroom 9.42 Ft x 12.17 Ft  
 Bedroom 12.67 Ft x 10.25 Ft  
 Laundry room 6.50 Ft x 5.42 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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100, 707-10 AVE. SW , Calgary, AB, T2R 0B3

Phone: 403-969-0267  
arobinson@cirrealty.ca