



941 42 Street Calgary Alberta

\$1,149,900

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 2,885+ sq ft of developed living space, including the main floor with a 10-ft painted ceiling, a main floor home office w/ glass wall, an upper bonus room, an incredible primary suite w/ 13-ft vaulted ceiling, and an expansive basement w/ full wet bar! Rosscarrock is a great family-oriented neighbourhood conveniently located 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, custom hood fan, & dishwasher). A large island with a WATERFALL QUARTZ counter offers your family lots of counter space & comes with a vacuum toe kick. There's a dedicated space next to the kitchen for an everyday dining area, and 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 open riser staircase takes you to an upper bonus room, perfect for fa...

Furnace 8.42 Ft x 6.92 Ft

Recreational, Games room 26.58 Ft x 14.58 Ft

Bedroom 14.58 Ft x 11.25 Ft

4pc Bathroom .00 Ft x .00 Ft

Living room 15.83 Ft x 14.42 Ft

Kitchen 18.33 Ft x 8.50 Ft

Pantry 6.42 Ft x 5.75 Ft

Primary Bedroom 13.92 Ft x 11.50 Ft

5pc Bathroom .00 Ft x .00 Ft

Bedroom 13.25 Ft x 9.58 Ft

Bedroom 11.92 Ft x 9.50 Ft

Laundry room 8.42 Ft x 5.58 Ft

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Listing Presented By:



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See

Mirror

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Dining room 8.50 Ft x 7.67 Ft

Office 9.92 Ft x 9.33 Ft

2pc Bathroom .00 Ft x .00 Ft

5pc Bathroom .00 Ft x .00 Ft

Bonus Room 10.00 Ft x 8.92 Ft