



## 1413 44 Street Calgary Alberta

\$999,800

This one is a must-see for anyone looking for NEW YORK style and luxury! Located in the desirable community of Rosscarrock, this gorgeous home features 10' ceilings, wood flooring and lots of light. The main level offers a diverse and inviting space, perfect for hosting FRIENDS AND FAMILY with a front formal dining area and plenty of natural light in the rear gathering area with access to your LARGE PATIO. The upper level is sure to impress with a primary bedroom area boasting plenty of LIGHT and a pristine ensuite with an inviting SOAKER TUB. The additional two bedrooms + laundry and full four-piece bathroom complete the second level. The basement is fully finished and ready for entertainment with an additional gathering area and wet bar, fourth bedroom, large media space and more! Additional features of this property include a roughed in hydronic floor heating system, ready for A/C, roughed in FULL STEAM SHOWER, and prepped for speakers and a vacuum system. Located on a quiet street, steps from a large park and playground, close to restaurants, nightlife, shops, transit, schools, and parks, making it easy to stay connected to the city. This is a show-stopper of a property - don't miss out on this gem in the heart of Rosscarrock! (id:6769)

Primary Bedroom 13.33 Ft x 15.92 Ft

Bedroom 13.67 Ft x 7.75 Ft

Bedroom 12.58 Ft x 7.75 Ft

Laundry room 5.83 Ft x 7.67 Ft

5pc Bathroom Measurements not available

4pc Bathroom Measurements not available

Bedroom 14.58 Ft x 11.25 Ft

Family room 16.92 Ft x 14.58 Ft

4pc Bathroom Measurements not available

Kitchen 9.00 Ft x 20.83 Ft

Dining room 10.33 Ft x 14.00 Ft

Living room 13.50 Ft x 14.33 Ft

2pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:  
CIR REALTY

<http://www.tchomes.ca/>

**RE/MAX**

**RE/MAX REAL ESTATE  
(CENTRAL)**

773 Glenmore rd , Calgary, British  
Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net