



# 2731 43 Street Calgary Alberta

\$1,174,900

**\*\* HELP BUILD YOUR BRAND NEW DREAM HOME \*\*** Stunning 2 Storey home with WEST facing back yard AND A LEGAL 2 bedroom suite! Stunning features: chef's kitchen with 12' quartz island & 10 foot ceilings on main floor / 9 foot ceilings upper & basement, cozy gas fireplace, amazing primary suite with 5-piece bath including roughed-in steam shower/walk-in closet/heated tile floors, towering 14 FOOT vaulted ceilings, 3 upper bedrooms, 2.5 upper bathrooms, upper laundry room with sink, engineered hardwood/tile/carpet flooring, custom built-ins in EVERY closet & mudroom, large dining room with customizable feature wall, functional custom mudroom, roughed-in in-floor heat (in-slab) in basement & roughed-in A/C, double detached garage (20x20), good sized WEST backyard with large deck & BBQ line, legal basement suite includes: 2 good sized bedrooms with walk-in closets/kitchen with 6' island/4-piece AND 2-piece bathrooms/separate laundry & much more! Location is amazing - super quiet/tree lined street, all schools close by, only 7 min to downtown & easy access to all amenities! This brand new masterpiece is ready for you to choose all finishings & appliances! It also comes with bumper to bumper warranty (1, 2, 5, 10) & all landscaping - sidewalks/rear composite deck/fences & gates/rundle rock & sod! Pictures are of previous builds. (id:6769)

Bedroom 10.67 Ft x 10.67 Ft  
 Family room 21.67 Ft x 12.00 Ft  
 Kitchen 9.58 Ft x 9.58 Ft  
 Primary Bedroom 12.00 Ft x 12.00 Ft  
 4pc Bathroom 12.00 Ft x 5.00 Ft  
 2pc Bathroom 6.50 Ft x 5.00 Ft  
 Dining room 12.33 Ft x 11.83 Ft  
 Kitchen 22.50 Ft x 12.00 Ft

Living room 18.92 Ft x 17.50 Ft  
 2pc Bathroom 6.00 Ft x 5.00 Ft  
 Primary Bedroom 14.00 Ft x 11.92 Ft  
 Bedroom 14.00 Ft x 11.00 Ft  
 Bedroom 11.83 Ft x 11.00 Ft  
 5pc Bathroom 12.00 Ft x 5.50 Ft  
 5pc Bathroom 18.50 Ft x 8.50 Ft  
 Laundry room 7.67 Ft x 6.00 Ft

Listing Presented By:



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<http://www.MichaelNiemans.com>



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