



# 939 42 Street Calgary Alberta

\$1,099,500

Introducing an exquisite, custom-built residence in the heart of Rosscarrock that redefines modern living. This contemporary architectural marvel seamlessly combines style and functionality, catering to your inner-city lifestyle while prioritizing comfort and luxury. Boasting an impressive 3088 square feet of living space, four generously proportioned bedrooms, and 3.5 lavishly appointed bathrooms, this home offers an unparalleled living experience. Upon entry, you are greeted by the luminous ambiance created by the engineered hardwood flooring that graces both the main and upper levels. The lofty 10-foot ceilings on the main floor and 9-foot ceilings on the lower and upper floors enhance the sense of space and grandeur. The flex space off the entry is perfect for a home office or dining room. The gourmet kitchen is a masterpiece of design, featuring a neutral two-tone cabinetry with soft-close, ceiling-height cabinets, a convenient butler's pantry, and a sprawling waterfall island with seating. High-end built-in appliances add to the functionality of this culinary haven and a pot filler with your 5-piece gas cooktop, and carefully selected designer lighting complements the space. The open-concept design seamlessly connects the kitchen to the spacious living area, bathed in natural light thanks to European-designed tilt/open doors & windows. A sleek feature wall, complete with a gas fireplace and floating shelves, serves as the focal point of the room. Upstairs, the opulent primary suite awaits, exuding modern elegance. The luxurious 5-piece ensuite is adorned with stunning tile work and features a custom-tiled, oversized shower and dual vanities with in-floor heating. An organized walk-in closet keeps your belongings in order, and the convenience of an adjacent laundry room adds to the luxury of the space. Two additional bedrooms and a bathroom provide privacy, whi...

Bonus Room 11.75 Ft x 10.08 Ft  
 Laundry room 8.42 Ft x 5.67 Ft  
 Primary Bedroom 14.00 Ft x 11.50 Ft  
 Bedroom 12.00 Ft x 9.58 Ft  
 Bedroom 13.25 Ft x 9.67 Ft  
 5pc Bathroom 10.25 Ft x 4.92 Ft

Bedroom 14.58 Ft x 11.17 Ft  
 4pc Bathroom 8.25 Ft x 7.08 Ft  
 Storage 13.08 Ft x 3.25 Ft  
 Kitchen 17.58 Ft x 11.67 Ft  
 Dining room 10.33 Ft x 9.42 Ft  
 Living room 22.08 Ft x 16.00 Ft

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

Listing Presented By:



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5pc Bathroom 12.42 Ft x 9.67 Ft

Foyer 9.75 Ft x 6.58 Ft

Recreational, Games room 26.67 Ft x 14.58 Ft

2pc Bathroom 6.92 Ft x 4.75 Ft

Furnace 8.17 Ft x 7.00 Ft