



1126 40 Street Calgary Alberta

\$899,900

PRICED TO SELL! Refined Living, Inner-City! Nestled in the thriving district of Rosscarrock, this meticulously maintained, contemporary two-storey home offers over 3,000 sq. ft. of thoughtfully planned living space. Upon arrival, you'll notice elevated design and tasteful inclusions. Oversized windows flood the home with natural light, creating a bright, uplifting atmosphere. The free-flowing floorpan transitions from the spacious front dining area to the gourmet kitchen. Here you'll find high-end finishings including premium engineered hardwood flooring, smooth granite countertops, custom cabinetry, a gas range, double wall oven, Blomberg dishwasher (2025) and French Door refrigerator with in-door-ice + water and an exterior beverage drawer. The eatery flows effortlessly into the inviting family room, complete with custom built-ins, a linear gas fireplace and a practical flex area and 2 piece powered room. Ideal for relaxing and entertaining inside or out on the patio for summer BBQs with a gas hookup in your fully landscaped, private, fenced back yard this home is comfortable through all seasons. The upper level is well appointed with soaring vaulted ceilings that give the stunning primary bedroom a truly upscale feel, complete with a luxurious 5-piece ensuite boasting a stand alone soaker tub, dual vanity and rainfall shower. Two more sizeable bedrooms, and an additional 4-piece bathroom, a dedicated upper level laundry room featuring granite countertops, custom cabinetry and a sink complete the upper level. A highly practical, thoughtfully laid out, fully developed lower level, open to the floor above, continues to impress with 9-foot ceilings, a spacious fourth bedroom, full 4-piece bathroom, a new 50 gallon hot water tank (2025), additional built-ins, including a wet bar and a spacious entertainment room have fully finished this basement. Throughout the home,...

Primary Bedroom 7.00 Ft x 14.67 Ft
 Bedroom 10.33 Ft x 13.50 Ft
 Bedroom 9.42 Ft x 11.17 Ft
 Laundry room 6.00 Ft x 9.00 Ft
 4pc Bathroom 5.00 Ft x 9.00 Ft
 5pc Bathroom 7.00 Ft x 15.58 Ft

Storage 3.25 Ft x 6.25 Ft
 Furnace 5.83 Ft x 13.42 Ft
 Other 5.83 Ft x 7.00 Ft
 Dining room 13.00 Ft x 15.67 Ft
 Kitchen 9.00 Ft x 16.25 Ft
 Living room 12.42 Ft x 13.50 Ft

Listing Presented By:



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Bedroom 10.75 Ft x 13.00 Ft

4pc Bathroom 5.00 Ft x 9.00 Ft

Family room 16.67 Ft x 19.17 Ft

Other 3.00 Ft x 7.00 Ft

Other 5.50 Ft x 6.08 Ft

Other 5.17 Ft x 8.50 Ft

2pc Bathroom 5.00 Ft x 5.83 Ft