



# 1410 43 Street Calgary Alberta

\$1,098,800

**\*\* Open House Saturday and Sunday (Jan 18 & 19) 11:00 am to 2:00 pm\*\*** Unwind in unparalleled style in this stunning brand-new infill detached home in desirable Rosscarrock! Soaring 10' ceilings grace the main floor, creating a light and airy feel that flows seamlessly into the heart of the home - the chef-inspired kitchen. Here, your culinary dreams come true on a massive 14' island, perfect for entertaining a crowd or simply spreading out for gourmet creations. Imagine whipping up a feast while guests mingle nearby, or enjoying a quiet breakfast bathed in morning light. This expansive haven extends beyond 2,900 square feet, offering a space that seamlessly blends modern design with luxurious comfort. Cozy evenings by the fireplace become even more inviting with the warmth radiating through the beautiful warm-toned hardwood floors. Picture quiet mornings with a coffee in a sun-drenched living room, or evenings curled up with a book - the possibilities for relaxation and unwinding are endless. Three spacious bedrooms provide ample room for guests or a home office, while 3.5 bathrooms, including a luxurious primary retreat, ensure everyone has their own private oasis. The primary bedroom including a walk-in closet boasts custom built-ins to keep your wardrobe organized, while the spa-like 5-piece ensuite beckons with a free-standing soaker tub, heated porcelain tiled floors for ultimate comfort, and a fully tiled shower with a bench and rain shower head to melt away stress. Step outside your haven and discover the charm of Rosscarrock. Explore nearby parks like Glendale Meadows or Edworthy Park for a breath of fresh air, or simply relax in the tranquility of your private backyard - the perfect spot for summer barbecues or stargazing on clear nights. Shopping and amenities on 33rd Street W are just a short distance away, ensuring convenience for your everyday needs. Plus...

Bedroom 11.00 Ft x 14.50 Ft

4pc Bathroom 9.08 Ft x 4.92 Ft

Recreational, Games room 11.42 Ft x 11.17 Ft

Recreational, Games room 15.33 Ft x 14.50 Ft

Living room 13.67 Ft x 14.17 Ft

Other 5.58 Ft x 5.00 Ft

Primary Bedroom 13.00 Ft x 16.00 Ft

5pc Bathroom 11.83 Ft x 9.75 Ft

Other 9.00 Ft x 5.67 Ft

Laundry room 6.08 Ft x 7.83 Ft

4pc Bathroom .00 Ft x .00 Ft

Bedroom 12.25 Ft x 9.75 Ft

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

Listing Presented By:



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**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca

Kitchen 22.00 Ft x 12.17 Ft  
2pc Bathroom 5.67 Ft x 6.50 Ft  
Dining room 15.00 Ft x 10.00 Ft

Bedroom 12.25 Ft x 9.75 Ft  
Other 7.25 Ft x 4.00 Ft  
Other 4.00 Ft x 4.00 Ft