



1417 42 Street Calgary Alberta

\$1,099,950

Welcome to the lap of luxury in Rossbarrock. This beautifully appointed infill (construction completion in early 2026) is within one kilometre walking distance to Westbrook C-train station, Westbrook mall, E-MART, Walmart, Starbucks, and many pubs/restuarants which makes it an ideal location with its 2 BEDROOM BASEMENT LEGAL SUITE. Have Kids with allergies? NO CARPETS THROUGHOUT. The Main floor has 10' CEILINGS, wide front entrance, an enormous dining area to fit a harvest table, luxurious kitchen with quartz backsplash, 14' long island with a magnificent quartz countertop and dual waterfall feature and cabinet doors on both sides (plenty of storage space for all your small kitchen appliances), a show-stopping "COMMERCIAL STYLE" 36 INCH GAS RANGE, Impressive 48" FRIDGE and High-end BEVERAGE COOLER in the seamlessly situated coffee bar that is open-to-above. The Living room has an opulent 50' GAS FIREPLACE with built-ins and sliding patio doors that opens to a maintenance-free, composite plank party deck. The mud room has sitting bench and hangers, and will lead a conveniently located powder room. The highlight of the top floor is the Massive Primary bedroom with vaulted ceiling, spacious WALK-IN HIS & HER closets and a spa-like ensuite which will have a tiled STEAM SHOWER, double vanity, and a free-standing tub. The top floor is completed with a laundry room with sink, two bedrooms, one which has "cheater-ensuite" access to the common 4-piece bathroom. Every main and top floor bathroom has electric in-floor heating with their own thermostat, 200 AMP SERVICE TO HOUSE ensures there is enough power for house and a legal basement suite. The BASEMENT HAS A SEPARATE SIDE ENTRANCE, access to the furnace/mechanical room is in the common area so basement tenants do not need to be bothered/notified if you have to access the mechanicals. The basement ceiling has sound reduc...

4pc Bathroom Measurements not available

Living room 12.67 Ft x 11.17 Ft

Other 15.17 Ft x 12.17 Ft

Furnace 5.75 Ft x 10.83 Ft

Laundry room 3.75 Ft x 6.17 Ft

Kitchen 15.75 Ft x 19.42 Ft

Dining room 10.58 Ft x 13.42 Ft

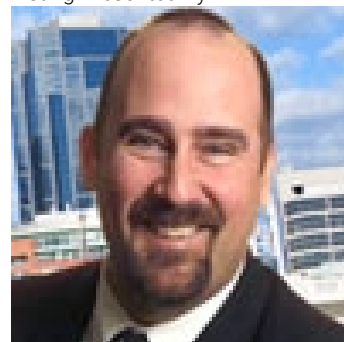
Foyer 6.75 Ft x 6.33 Ft

4pc Bathroom Measurements not available

5pc Bathroom Measurements not available

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Listing Presented By:



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RE/MAX iRealty Innovations

RE/MAX Realty Professionals

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Bedroom 10.75 Ft x 9.17 Ft

Bedroom 9.25 Ft x 11.75 Ft

2pc Bathroom Measurements not available

Living room 14.08 Ft x 14.75 Ft

Other 6.42 Ft x 5.67 Ft

Primary Bedroom 14.33 Ft x 13.50 Ft

Laundry room 6.33 Ft x 8.17 Ft

Bedroom 13.25 Ft x 9.92 Ft

Bedroom 11.75 Ft x 12.17 Ft