



# 1419 41 Street Calgary Alberta

\$1,129,000

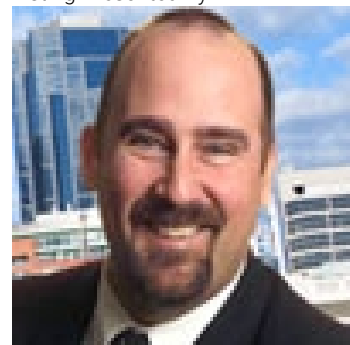
Welcome to 1419 41 St SW. This freshly built semi-detached home in Rossrack by well-known builder Sandstone Associates has 2057 sq ft above grade with a 754 sq ft one-bedroom LEGAL SUITE in the lower level. The above-grade two stories have 3 bedrooms, 2.5 baths with lots of custom finishings. The kitchen has a large eat-up island, quartz countertops, Cuisine Ideal Soft close cabinets with solid birch dovetail drawers, and full extension drawer extensions. The appliances are KitchenAid SS appliances with a gas stove, refrigerator, dishwasher & microwave. A home office located at the front of the home. The large dining living room area and separate living room make this home great for family & friends to gather. Self-contained mudroom with plenty of storage. 9 ft high ceilings on all levels. The second floor has a large primary suite with a 5-piece ensuite with in-floor heat. a double vanity, beautiful soaker tub, and large shower. The second front bedroom has loads of natural light and a good size walk-in closet. The 3rd bedroom is a perfect size for a kid's room with a large closet as well. There is also a laundry room with a sink and lots of folding and hanging area. The first floor has 7.5" x 9/16" Engineered hardwood nailed & glued. The upper level is plush carpet with 8lb underlay. The Lower Level Legal One-bedroom suite has IN-FLOOR HEAT, a fully equipped kitchen, a laundry closet, and a 4-piece bath with an entrance to the bedroom along with a walk-in closet. There is a storage area as well. The windows throughout the home are Energy Star Solar Guard, Low-E Glass. The siding is James Hardie with 15yr color & 30 year product warranty. The lights and fixtures are from Cartwright Lighting. (id:6769)

Kitchen 16.17 Ft x 9.08 Ft  
 Living room 14.25 Ft x 12.50 Ft  
 Dining room 16.75 Ft x 7.33 Ft  
 Other 12.08 Ft x 11.58 Ft  
 2pc Bathroom 5.08 Ft x 5.00 Ft  
 Foyer 8.00 Ft x 4.75 Ft  
 Other 8.08 Ft x 5.25 Ft

Bedroom 12.92 Ft x 10.25 Ft  
 Bedroom 12.50 Ft x 11.25 Ft  
 4pc Bathroom 8.67 Ft x 4.92 Ft  
 Laundry room 7.67 Ft x 5.00 Ft  
 Kitchen 12.08 Ft x 6.67 Ft  
 Living room 19.08 Ft x 14.08 Ft  
 Bedroom 13.17 Ft x 12.08 Ft

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Listing Presented By:



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

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

Primary Bedroom 14.92 Ft x 13.33 Ft

4pc Bathroom 8.92 Ft x 4.92 Ft

5pc Bathroom 16.42 Ft x 8.25 Ft