



1443 40 Street Calgary Alberta

\$825,000

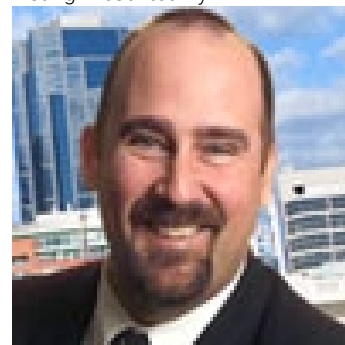
OPEN HOUSE CANCELED - HOME IS CONDITIONALLY SOLD. A beautiful home inside and out! This well-designed, two-storey home stands out for its exceptional quality, timeless style, and beautiful outdoor space! Nestled in a peaceful pocket of Rossbarrow, this home offers 2600 square feet of thoughtfully designed living space finished to high-quality standards. Upon entry, you're welcomed by a spacious front foyer and a versatile flex room, perfect for use as a formal dining room, home office, or main-floor playroom. The central open-concept kitchen is designed for hosting and everyday living alike, featuring a huge center island with seating for four, stylish stone countertops, stainless steel appliances, and extensive high-quality wooden shaker cabinetry, including many convenient lower drawers and a full wall pantry. Open to adjoining living space that boasts a gas fireplace and built-in cabinetry as well as a west-facing wall of windows and French doors opening onto an impressive pergola-covered deck and backyard oasis. The main floor also offers a guest bathroom tucked out of the way for added privacy, along with hardwood floors, 9-foot ceilings, and huge low-e windows throughout. Upstairs, you'll find three spacious bedrooms, a convenient upper-level laundry room, and two full bathrooms. The spacious primary suite features a luxurious ensuite complete with a relaxing soaker tub, separate shower, and dual-sink vanity. A walk-in closet with quality wood shelving completes the primary suite. The professionally developed basement has a huge, unobstructed family room complete with an attractive wet bar, a fourth bedroom, a third full bathroom, and loads of dedicated storage space. Additional upgrades include central air conditioning (2022), a new hot water tank (2023), and custom Hunter Douglas blinds throughout. Outside, the beautiful west-facing backyard is fully fen...

Bedroom 10.83 Ft x 9.67 Ft
3pc Bathroom 9.00 Ft x 6.67 Ft
Family room 20.58 Ft x 13.67 Ft
Other 9.00 Ft x 8.00 Ft
Storage 16.00 Ft x 4.25 Ft
Furnace 10.83 Ft x 8.75 Ft

Foyer 12.00 Ft x 7.00 Ft
2pc Bathroom 6.17 Ft x 5.00 Ft
Primary Bedroom 16.50 Ft x 11.83 Ft
Other 6.67 Ft x 6.67 Ft
5pc Bathroom 13.08 Ft x 7.83 Ft
Bedroom 12.08 Ft x 9.92 Ft

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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 14.42 Ft x 14.17 Ft
Living room 15.00 Ft x 11.17 Ft
Dining room 15.00 Ft x 9.00 Ft
Den 13.42 Ft x 10.58 Ft

Bedroom 12.08 Ft x 9.83 Ft
4pc Bathroom 8.17 Ft x 5.00 Ft
Laundry room 8.17 Ft x 5.58 Ft