



## 916 42 Street Calgary Alberta

\$1,185,000

MOVE-IN READY | 3-BEDS + 2-BED LEGAL LOWER SUITE (subject to city approvals) designer home in ROSSCARROCK by Sandhar Custom Homes! Highlights of your new home include a MAIN FLOOR HOME OFFICE w/ GLASS MULLION WALL & built-in desk, a WALKTHROUGH BUTLER'S PANTRY w/ built-in wine display, a UPPER BONUS ROOM w/ skylight, a VAULTED PRIMARY SUITE w/ VAULTED ENSUITE, an UPPER BONUS ROOM, a built-in upper study area/desk, TWO JUNIOR SUITES, plus the fully developed & legal lower suite w/ private entrance! Rosscarrock is a popular community for young families & professionals looking for a quick commute that's close to parks, schools, & amenities. Downtown is easily accessible along Bow Trail or 17 Ave SW; there are both public & separate schools nearby, & Mount Royal University is to the south.

Rosscarrock has access to shopping, along w/ the many businesses along 17th Ave SW. And Edworthy Park & the Douglas Fir Trail are within walking distance for those looking to spend time outdoors! Stylish & functional, discover luxurious finishings on the main floor w/ 10-ft ceilings & wide-plank hardwood flooring guiding you from the foyer, past the main floor office w/ glass mullion wall, into the front dining room w/ oversized West-facing windows & cheater access to the ultimate butler's pantry, featuring a prep sink & custom cabinetry w/ a built-in wine display & storage! The upscale kitchen features quartz countertops, a full-height backsplash, custom cabinetry w/ soft-close hardware, an oversized central island, an additional built-in pantry, & a premium S/S appliance package that includes a gas cooktop w/ a custom hood fan, a built-in wall oven/microwave, a dishwasher, & a French door refrigerator. The spacious living room features an inset gas fireplace w/ custom full-height surround & built-in cabinetry, overlooking the deck in the large backyard through sliding patio doors....

Primary Bedroom 12.92 Ft x 12.42 Ft

Other 8.08 Ft x 6.00 Ft

Bedroom 10.17 Ft x 9.83 Ft

Bedroom 12.17 Ft x 9.67 Ft

Bonus Room 9.25 Ft x 8.83 Ft

Bedroom 10.33 Ft x 9.92 Ft

Recreational, Games room 14.92 Ft x 13.33 Ft

Kitchen 10.50 Ft x 8.58 Ft

Laundry room 5.67 Ft x 5.00 Ft

4pc Bathroom 10.33 Ft x 5.50 Ft

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Laundry room	6.83 Ft x 5.58 Ft	Living room	14.58 Ft x 14.17 Ft
4pc Bathroom	7.92 Ft x 6.08 Ft	Kitchen	16.08 Ft x 15.25 Ft
4pc Bathroom	8.75 Ft x 4.92 Ft	Dining room	11.92 Ft x 10.00 Ft
5pc Bathroom	16.17 Ft x 8.42 Ft	Office	6.92 Ft x 6.58 Ft
Bedroom	12.83 Ft x 10.42 Ft		