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Century 21 Bamber Realty Ltd
1612 17 Ave SW
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1433 44 Street SW, Rosscarrock, Calgary, AB, T2C 2A7, Canada



Property Value	
Type	Semi Detached
Style	2 Storey
Parking	Double Garage Detached
Year Built	2020
Living Area	1,910 sq.ft.
Lot Size Area	3,056 sq.ft.
Bedrooms	4
Bathrooms	3 full & 1 half

Description

Live in luxury steps from local amenities and minutes away from downtown! This stunning 2-storey infill is situated in a premier location, with over 1,910 sq ft of living space above grade, and 4 bedrooms, 3 full bathrooms, a bonus den and a study area, already built into the home! The central custom-built kitchen features quartz countertops, ample cabinetry, a modern tile backsplash and a stainless-steel appliance package! The oversized center island is perfect for prepping ingredients and keeping on top of dishes with the grey Silgranit dual basin under-mounted sink. Flanking the kitchen towards the front of the home, the bright formal dining area has enough room for a large table and showcases a decorative wall and oversized window overlooking the quiet tree-lined street. Nestled along the side of the home is a personal study space, perfect for a desk and to be customized into an at-home workstation! Back towards the rear of the home, the living room centres on a modern gas fireplace, custom tile feature wall, custom cabinetry & shelving and full-height sliding glass doors that provide direct access to the back yard. Neatly tucked away is a tiled mudroom, with a built-in bench and hooks for jackets, as well as a private 2-piece powder room, nicely finishing off the main floor. Upstairs, the oversized master suite features a walk-in closet, a large window, and a spa-like 5-piece ensuite boasting tile floors, a modern vanity with dual undermount sinks, a walk-in shower, a stand-alone drop-in soaker tub, and a private water closet. Two additional good-sized bedrooms include built-in closets and share use of the elegant main 4-piece bathroom, which includes tile floors, a modern vanity and a fully tiled tub/shower combo. Nicely finishing off the upper floor is a spacious bonus room perfect for additional office space, workspace for kids or a flex room for the family. Heading down the stairs, the bright recreational room features a fully loaded wet bar with quartz counters, a prep sink and rough-ins for a beverage fridge. An oversized additional fourth bedroom includes a spacious walk-in closet, perfect for hosting overnight guests or converting into a home gym, with close access to the 4-piece bath. Rosscarrock is an up-and-coming vibrant community, offering close proximity to LRT, Downtown, walkable amenities and all levels of schools, making this the perfect neighbourhood for professionals and families alike!

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