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1, 942 38 Street SW
Calgary, Alberta

MLS # A2176185



\$724,900

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|-----------|--|--------|------------------|
| Division: | Rosscarrock | | |
| Type: | Residential/Four Plex | | |
| Style: | 2 Storey | | |
| Size: | 1,440 sq.ft. | Age: | 2021 (3 yrs old) |
| Beds: | 3 | Baths: | 3 full / 1 half |
| Garage: | 220 Volt Wiring, Additional Parking, Alley Access, Assigned, Concrete Driveway | | |
| Lot Size: | - | | |
| Lot Feat: | City Lot, Front Yard, Low Maintenance Landscape | | |

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|--------------------|---|-------------------|-----------|
| Heating: | Central, High Efficiency, In Floor, Electric, ENERGY STAR Qualified Equipment, Fireplace Insert, Fireplace(s), Forced Air, Natural Gas | Water: | Municipal |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle, Membrane | Condo Fee: | \$ 253 |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Aluminum Siding, Composite Siding, Concrete, Manufactured Floor Joist, Metal Frame, Metal Siding | Zoning: | M-C2 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bar, Bookcases, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Skylight(s), Soaking Tub, Stone Counters, Storage, Sump Pump(s), Tankless Hot Water, Walk-In Closet(s), Wet Bar, Wired for Sound | | |
| Inclusions: | Roughed in electric vehicle charging station in garage, also roughed in central vacuum system & water softener. There is a gas BBQ hookup on the front patio. | | |

Gorgeous Inner city fully finished 2-storey home with 2013 sqft of developed living space with 3 large beds + 3.5 stunning baths + a main floor den. M-C2 zoning makes for a perfect work from home or home based business set up. Upscale urban living at a GREAT price point. This home's many forward-thinking features & stylish floorplans are sure to impress. The contemporary design throughout will leave you breathless. An abundance of natural light flows through this exceptionally spacious floor plan with large windows + 10-foot ceilings on main floor and 9-foot ceilings on the upper level and finished basement. You will be immediately struck by a beautifully designed & equipped kitchen, includes European Blomberg appliance package, PREMIUM quartz counter-tops & backsplash, giant island w/stunning double waterfall quartz feature for your family & guests to gather is perfectly located adjacent to a large dining area. The focal point of the living room is beautiful gas fireplace with one piece marble tile surround. Entertain guests on your private front yard patio w/gas BBQ hookup. The second level of this home offers two large double master bedrooms. Master bedroom #1 offers a stunning spa inspired 5-piece en-suite equipped with a freestanding soaker tub, custom shower, sky light & floating vanity w/ double sinks & PREMIUM quartz countertops + a walk-in closet. Master bedroom #2 is also generous in size and has a full en-suite 4-piece bathroom. and walk-through closet. There is also a laundry room equipped with front load washer/dryer. The fully finished professionally developed basement offers 9' ceilings, a large bedroom, full 4-piece bathroom, wet bar and large rec. room + storage. Mudroom and 1/2 bath lead to oversized single ATTACHED garage access + additional driveway parking. Roughed in electric vehicle charging station in garage. No

permits required for street parking. Luxurious features throughout include blind package, engineered oak hardwood, solid 8 ft doors throughout, smooth painted level 5 ceilings, designer LED lighting package. full height built-in custom cabinetry, built-in Bluetooth speaker system. Bathrooms w/ heated tiled floors + sound-enabled backlit LED mirrors + under vanity lighting. Energy-efficient and well-insulated, a high-efficiency furnace, tankless hot water on demand system, humidifier and central air conditioning. Exceptional curb appeal with high-end modern exterior & architectural design. Centrally located on the Westside ROSSCARROCK has much to offer its residents and is one of Calgary's most desirable inner-city communities. A few minutes drive to Downtown & steps to Westbrook mall, Library/LRT Station, golf, schools, shops, dining, aquatic centre, bike paths & transit routes. Balance of 10-year Progressive New Home Warranty. LOW Condo fee includes admin., Insurance, grounds maintenance & reserve fund. Each owner is responsible to pay their own utilities + for their own snow removal. Low maintenance landscaping - NO grass to cut.