

1429 43 Street SW  
Calgary, Alberta

MLS # A2169559



**\$1,100,000**

<b>Division:</b>	Rosscarrock		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,954 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Lawn, Rectangular Lot		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stucco, Wood Frame	<b>Zoning:</b>	R-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Central Vacuum, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound

**Inclusions:** N/A

Welcome to this gorgeous brand new detached home in Rosscarrock. This home is LEGALLY SUITED with a SEPARATE ENTRANCE, this is an incredible option to have for the future sale of the property or to earn passive income now! This is an exceptionally modern fully developed 5 BEDROOM HOME built with amazing quality & functionality in mind & It's on a beautiful street in the gorgeous city centre community of Rosscarrock. This Calgary custom home builder takes pride to the next level, their quality & craftsmanship far exceeds so many other builders. This fabulous floor plan boasts a large open concept. The gorgeous kitchen has loads of cupboards, drawers and counter space, with high-end S.S appliances, including a GAS STOVE. The dining room, living room & kitchen are all designed for comfort & entertaining. The main floor also has a generous sized office, mudroom & foyer. The abundance of natural light from the oversized windows & doors just adds to its charm. The bedrooms are all a generous size, the dream ensuite is absolutely gorgeous, you'll never want to leave. The primary suite also has an incredible walk-in closet big enough for the shopaholic & separate upstairs laundry room as well! Also included upstairs is a wonderful bonus room. The FULLY DEVELOPED and LEGALLY SUITED LOWER LEVEL is also very large, bright & open, with, BEDROOMS 4 & 5 & a full kitchen, & bathroom, also has separate private laundry. The oversized windows allows for tons of natural light. The detached garage is also a generous size, just steps away from your beautiful newly sodded & fenced quiet backyard. Wired for sound, Primary ensuite has in floor heat, wired for exterior camera, and R.I central vacuum. Close to the city centre, transit, schools, shopping & tons of amenities. Come see this beautiful executive brand new home today!