

1435 40 Street SW
Calgary, Alberta

MLS # A2219734



\$850,000

Division:	Rosscarrock		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,722 sq.ft.	Age:	2007 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, Jetted Tub, Kitchen Island, Open Floorplan, Recessed Lighting, Walk-In Closet(s)		

Inclusions: AC unit, Pergola, Barn door in primary, all attached shelving including overhead storage racks in garage, fridge in storage closet downstairs along w shelving units, Ikea hanging closet/shelving in spare bedroom in the basement, TV wall mounts + hardware (living room + basement), pull up bar in basement

Welcome to this exceptional residence where no detail is overlooked, and nothing is compromised. Nestled on a quiet charming street, this home offers the perfect blend of location and lifestyle - just 15 minutes to downtown with easy access to local amenities and transit options. Step inside to discover a bright, modern aesthetic, flooded with natural light and designed for effortless flow. The heart of the home is the stunning kitchen, featuring stone countertops, stainless steel appliances, a gas range, and an oversized island - perfect for gatherings and everyday living. The open-concept layout seamlessly connects the kitchen to the dining and living areas, highlighted by a cozy fireplace and rich hardwood floors. Upstairs, you'll find three generously sized bedrooms, including a showstopping primary retreat with a luxurious private ensuite - complete with in-floor heat, dual vanities, a glass shower, and a soaker tub. Two additional bedrooms and a well-appointed family bathroom complete the upper level. The current linen closet can easily be converted back to upper-level laundry for added convenience. The fully finished basement offers even more living space with a large fourth bedroom, a 3-piece bathroom with heated floors and custom tile shower, and a versatile media room, ideal for movie nights or a home gym. Thoughtful upgrades include California Closets in the mudroom, primary bedroom, and a secondary bedroom, ensuring stylish and functional storage throughout. Stay comfortable year-round with Phantom Screen doors on both front and back doors, and central A/C. Step outside to your west-facing backyard retreat, complete with a spacious deck and a professionally built pergola - perfect for relaxing or entertaining. The property also features a detached double garage with convenient paved alley access. Bonus, this property is located directly across from

Calgary Arts Academy, a grades 4-9 public charter school focused on nurturing creativity and academic excellence. This is a home where luxury meets function in every detail, don’t miss your chance to make it yours.