



**Erin Ferguson**  
 Phone: 403-992-3746  
 Mobile:  
 Fax:  
 Email: erin@erinferguson.ca  
 Office: 403-992-3746

**Century 21 Bamber Realty Ltd**  
 1612 17 Ave SW  
 Calgary, AB  
 T2T 0E3

1433 44 Street SW, Rosscarrock, Calgary, AB, T2C 2A7, Canada



<b>Property Value</b>	
<b>Type</b>	Semi Detached
<b>Style</b>	2 Storey
<b>Parking</b>	Double Garage Detached
<b>Year Built</b>	2020
<b>Living Area</b>	1,910 sq.ft.
<b>Lot Size Area</b>	3,056 sq.ft.
<b>Bedrooms</b>	4
<b>Bathrooms</b>	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!

### Disclaimer

The information posted on this website is intended only for the information of its readers. While all attempts are made to insure the correctness and suitability of information under our control and to correct any errors brought to our attention, no representation or guarantee can be made as to the correctness or suitability of that information or any other linked information presented, referenced, or implied. Any decisions or actions taken based on any information in this site, or any sites linked to it, are the sole responsibility of the user.