

4015 10 Avenue SW
Calgary, Alberta

MLS # A2221990

\$685,000

Division:	Rosscarrock		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,456 sq.ft.	Age:	2020 (5 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Heated Garage, Insulated, Single Garage Detached		
Lot Size:	-		
Lot Feat:	Back Lane, Low Maintenance Landscape, Rectangular Lot		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 285
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Tray Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: TV mounts.

Sophisticated & stylish! This 3+1 bedroom townhome in the established community of Rosscarrock offers over 2100 sq ft of developed living space! The open main level presents hardwood floors & ceilings, showcasing a spacious front dining area illuminated by a sleek light fixture & kitchen that's tastefully finished with quartz counter tops, waterfall island/eating bar, contrasting 2-tone cabinetry & stainless steel appliances. The living room is anchored by a floor to ceiling feature fireplace & built-ins. A 2 piece powder room completes the main level. The second level hosts 3 bedrooms, a 4 piece main bath & convenient laundry facilities. A spacious primary bedroom with elegant tray ceiling, features a walk-in closet & private 5 piece ensuite with in-floor heat, dual sinks, relaxing freestanding soaker tub & separate shower. Basement development includes a family/media room complete with fireplace, built-ins & wet bar — perfect for game or movie night. A fourth bedroom & 4 piece bath are the finishing touches to the basement. Other notable features include built-in speakers throughout, security system, central air conditioning & private south facing patio. Parking is a breeze with a single detached heated garage. This chic townhome is conveniently located close to Shaganappi Point Golf Course, scenic Edworthy Park, schools, shopping, public transit & has easy access to Bow Trail & 37th Street.