

**4015 10 Avenue SW  
Calgary, Alberta**

**MLS # A2221990**



**\$685,000**

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

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

**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.