



GRASSROOTS
REALTY GROUP

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14 Rosetree Road NW
Calgary, Alberta

MLS # A2225854



\$1,795,000

Division:	Rosemont		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,613 sq.ft.	Age:	2014 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Corner Lot, Front Yard, Garden, Gentle Slope		

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

Features: Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting, See Remarks, Tankless Hot Water, Wet Bar, Wired for Sound

Inclusions: Basement Dishwasher, Refrigerator (Mechanical room), mirror in basement bathroom, mirror in secondary upstairs bathroom

Nestled in the sought-after community of Rosemont, this stunning home offers the perfect blend of modern design and timeless craftsmanship. Ideally located, Rosemont provides easy access to top-rated schools, shopping, dining, and major commuter routes. Just steps from Confederation Park, enjoy scenic pathways, playgrounds, and year-round outdoor activities—all while being minutes from downtown Calgary. This beautifully crafted two-story home features over 3700 sq. ft. of thoughtfully designed living space with high-end finishes throughout. With four bedrooms, 3.5 bathrooms, an oversized double detached garage, and a fully landscaped, fenced yard, every detail has been carefully considered and meticulously maintained. Plus, the rear alley is scheduled to be paved by the city this year, adding to the home's convenience and appeal. Inside, premium finishes create a warm yet sophisticated atmosphere. Wide-plank hardwood flooring, quartz countertops, and floating vanities with under-mount lighting add a touch of elegance. The living room feels bright and open with its impressive 16-foot ceilings, while in-floor heating in the bathroom primary and basement bathroom adds an extra layer of comfort. A main floor office provides the perfect space for remote work or quiet study. The gourmet kitchen is a chef's dream, featuring stainless steel appliances, a large quartz waterfall island, and a seamless flow to the private composite deck—perfect for entertaining, complete with a stunning outdoor gas fireplace for those cooler evenings. Upstairs, the primary suite is a true retreat with a spacious walk-in closet and a spa-like ensuite featuring a stand-alone tub and steam shower. The fully finished lower level is designed for relaxation and entertainment, offering a media room, wet bar, games area, and a generous fourth bedroom.

with a full bath. Located on a quiet street in one of Calgary's most desirable neighborhoods, this exceptional home is move-in ready. Experience the best of Rosemont in a home that combines quality, comfort, and convenience.