



**GRASSROOTS**

REALTY GROUP

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1605 9 Street NW  
Calgary, Alberta

MLS # A2295666

**\$3,295,500**



<b>Division:</b>	Rosedale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,749 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Double Garage Attached, Tandem		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, See Remarks, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, See Remarks, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, High Ceilings, No Animal Home, No Smoking Home		

**Inclusions:** NA

PRESALE OPPORTUNITY, WALK OUT BASEMENT WITH TANDEM ATTACHED GARAGE IN THE HIGHLY SOUGHT-AFTER COMMUNITY OF ROSEDALE! Introducing a brand-new, luxurious designer home by Castlestone Homes Inc., slated for completion in September 2026. Perfectly positioned on a 50' lot, this exceptional WALK-OUT PROPERTY offers close proximity to CRESCENT HEIGHTS RIDGE, SHOWCASING STUNNING DOWNTOWN VIEWS, ALONG WITH EASY ACCESS TO RIVER PARK AND TOP-RATED SCHOOLS. Thoughtfully designed to blend timeless elegance with modern convenience, this impressive residence features 4+2 bedrooms, in-floor heating, a fully equipped basement gym, and a PREMIUM WOLF/SUB-ZERO APPLIANCE PACKAGE. The bright and airy open-concept layout immediately captivates with rich hardwood flooring, contemporary lighting, and an abundance of natural light. At the heart of the home, the chef-inspired kitchen is both functional and beautiful, complete with stone countertops, a gas cooktop, built-in high-end appliances including a Wolf rangetop, a massive breakfast bar island, and extensive cabinetry. A separate pantry and butler's pantry provide exceptional storage and prep space. The adjacent breakfast nook is perfect for everyday family meals, while the elegant formal dining room is ideal for hosting guests. The inviting living room centers around a striking fireplace, with seamless sightlines that encourage effortless entertaining. A private den near the entrance offers a quiet and convenient workspace. Upstairs, the serene primary suite serves as a luxurious retreat, featuring ample space for king-sized furnishings, a spa-inspired 5-piece ensuite, and expansive dual closets separated by a functional island. Three additional generously sized bedrooms complete the upper level, including

one with its own private 4-piece ensuite&mdash;perfect for guests or extended family. THE FULLY FINISHED WALK-OUT BASEMENT is designed for entertainment and relaxation, offering a spacious rec room, a cozy family/media area, and a wet bar. This level also includes a dedicated gym, two additional bedrooms, and a beautifully appointed 5-piece bathroom, with direct access to the backyard. Step outside to enjoy the thoughtfully designed outdoor space, ideal for relaxing or entertaining. The home is complete with a DOUBLE TANDEM ATTACHED GARAGE, offering ample parking and storage and direct access to basement through mudroom. Located in the vibrant and family-friendly community of Rosedale, residents enjoy access to excellent schools, parks, tennis courts, an ice rink, dog park, and a wide array of amenities. This exceptional walk-out home truly has it all&mdash;luxury, functionality, and an unbeatable location.