



**30 Roselawn Crescent NW  
Calgary, Alberta**

**MLS # A2296751**



**\$1,899,000**

<b>Division:</b>	Rosemont		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	2,789 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Low Maintenance Landscape		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)

**Inclusions:** Security Camera/systems, Garage Heater, Motorized Blinds/Automated blinds controller.

Welcome to your dream home in the heart of Rosemont, offering 4045 sq ft of total living space in a stunning front drive-under bungalow located directly across from Confederation Park. This newly built, custom-designed residence combines modern luxury, thoughtful craftsmanship, and the best of Calgary's inner-city lifestyle. Enjoy breathtaking park views from your front windows, stroll across the street to the walking paths, or relax in your own private backyard retreat featuring a sports court for pickleball or basketball and professional landscaping. With parkland in front and recreation in back, this home offers an unmatched blend of serenity, space, and sophistication. Step inside and you'll immediately feel the quality. The grand foyer opens to a bright, open floor plan with 10-foot ceilings, expansive windows, and rich hardwood floors flowing throughout. Natural light fills every space, enhanced by automatic blinds that provide both convenience and privacy. The spacious living room is a statement of design, complete with a custom library wall and incredible park views. At the heart of the home is the chef-inspired kitchen, showcasing a spectacular 18-foot island with quartz countertops, JennAir appliances, a massive walk-in butler's pantry, dual kitchen sink faucets, and a handcrafted stone backsplash. Designed for both everyday living and entertaining, this space delivers function and style in equal measure. The dining area opens through large glass doors to a sun-filled deck, perfect for morning coffee or evening gatherings overlooking the park. The main level offers three spacious bedrooms. The primary suite is a true retreat, featuring a walk-in closet and a spa-inspired ensuite with heated flooring, a built-in makeup vanity, freestanding tub, oversized glass shower, and double vanity. Two additional full bathrooms and a

powder room provide added comfort for family and guests. A well-designed main floor laundry room with custom cabinetry adds everyday convenience. Downstairs, the fully finished lower level offers a spacious recreation area and direct access to the oversized drive-under garage, complete with a heater for year-round use. A large additional bedroom provides flexibility for guests, teens, or extended family. Additional features include a full security system, water softener, and tankless hot water heater. Set on a quiet street, this home is minutes from downtown, SAIT, the University of Calgary, shopping, schools, and transit, all while offering peaceful park-front living. This is more than a home, it's a lifestyle. Experience luxury, comfort, and timeless design across from Confederation Park in Rosemont.