



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**31 Rosetree Road NW
Calgary, Alberta**

MLS # A2301030



\$1,449,900

Division:	Rosemont		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,886 sq.ft.	Age:	1958 (68 yrs old)
Beds:	4	Baths:	3
Garage:	Alley Access, Garage Faces Rear, Heated Garage, Oversized, Triple Garage		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

Inclusions: wall-mounted TV/bracket in basement bedroom, desk & built-in upper cabinets in basement office, alarm system hardware, entertainment unit in rec room, fridge in mudroom, 2 storage sheds, security cameras, Ecobee thermostats, Blink doorbell, wet bar fridge, mounted speakers in garage

Behold…welcome to your new home! Located here in one of Northwest Calgary’s most exclusive neighbourhoods is this incredible estate home…a stunning showpiece of fine living with a total of 4 bedrooms, oak hardwood floors & maple kitchen with stainless steel appliances, oversized heated 3 car garage & private low-maintenance West backyard for your outdoor pleasure. Offering over 3400sqft of living space, this custom-crafted bungalow will take your breath away the moment you step through the front door, with its expansive great room with wood-burning fireplace & vaulted ceilings with engineered trusses, open concept dining room with built-in hutch for your formal entertaining & airy dining nook for casual family meals & breakfasts. Next to the kitchen is a fantastic mudroom/office area complete with built-in desk, walk-in closet, built-in shoe storage & lockers. At the heart of your new home is the beautifully appointed kitchen with bird’s eye maple cabinetry & granite counters, large centre island with raised bar & built-in wine rack, walk-in pantry & upgraded Bosch appliances including built-in convection oven & dishwasher, plus Dacor gas cooktop & Zephyr chimney hoodfan. The hardwood floors continue into the 3 main floor bedrooms which are highlighted by the owners’ retreat with walk-in closet, private access into the backyard & relaxing soaker tub ensuite with shower & granite counters. The amazing lower level is finished with a 4th bedroom & a 3rd full bathroom (with walk-in shower), office area with built-in cabinets & desk (which is included), bright games room with granite-topped wet bar, recreation/media room with entertainment centre (also included) & an exercise/lounge area. The detached 3 car garage is oversized & drywalled, with ducted heating, 9.5’ ceilings, workshop area with built-in shelving & prepped

for 220V/20amp/30amp. Additional features include the lower level laundry room with Bosch washer/dryer & loads of cabinets, 2 furnaces & 2 hot water tanks, irrigation system, wrap-around covered verandah – accessible from both the front door & dining room, fir construction walls strapped with extra 2” spruce (resulting in 2”x6” for added insulation) & 40year roof shingles (installed in 2013). The low-maintenance & fenced West backyard is your private outdoor sanctuary…with its sprawling 1000sqft+ brick patio & 2 sheds…one for storage & the other for your lawn equipment. Originally a side-by-side duplex, & converted in 2002 by Morrison Maurer into what you see today…completely stripped to the studs with all new plumbing, electrical & heating. A truly extraordinary home located across from a park, surrounded by a mixture of charming original & renovated mid-century homes as well as new builds, in this prime location in this mature established community close to neighbourhood schools & shopping, only a few short minutes to the Winter Club & Nose Hill Park, Confederation Park & quick easy commute to downtown.