



GRASSROOTS

REALTY GROUP

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**15 Rosery Drive NW
Calgary, Alberta**

MLS # A2305362



\$1,495,000

Division:	Rosemont		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,028 sq.ft.	Age:	2003 (23 yrs old)
Beds:	4	Baths:	3 full / 2 half
Garage:	Double Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Irregular Lot, Low Maintenance Landscap		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Storage, Walk-In Closet(s)		

Inclusions: None

Welcome to this inviting and well-cared-for home, perfectly suited for families looking to settle into a mature, established inner-city community; situated in the highly sought after neighborhood of Rosemont. This home is ideal for families, professionals, or anyone seeking a refined and traditional living experience. Combining timeless character with modern updates, it offers the space, comfort, and convenience for today's families need. Inside, you'll find a bright and functional layout designed for everyday living. The main floor features a warm and welcoming living area, ideal for family gatherings, along with a well-appointed kitchen offering ample storage, quality appliances, and plenty of room to cook and connect. Large windows throughout the home bring in an abundance of natural light, creating a cheerful and comfortable atmosphere. This home boasts generously sized bedrooms; four in total, including a luxurious primary suite complete with a huge walk-in closet and a spa like en-suite. In addition you will also find a main floor bedroom with it's own bathroom providing flexibility for guests or a growing family; a unique feature you will not find in most homes. In the lower level you will find a fabulous storage space which is all finished providing a lot of much needed space for storing goods. There is a wonderful second living room with a cozy fireplace on this level for you to enjoy a movie night with your family or just use as a quiet space for relaxing. Step outside onto a huge raised deck and onto a private backyard—perfect for kids to play, weekend barbecues, or simply unwinding after a busy day. The mature lot offers privacy and charm, with established landscaping that's hard to find in newer communities. This home is located within steps away to Confederation Park, close to schools, shopping, and major amenities. The

home offers both tranquility and accessibility. Don't miss your opportunity to own this exceptional home. Schedule your private viewing today.