



GRASSROOTS
REALTY GROUP

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31 Rosery Drive NW
Calgary, Alberta

MLS # A2328711



\$1,299,900

Division:	Rosemont		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,080 sq.ft.	Age:	1957 (69 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Garage Door Opener		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Garden, L		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding , Stone, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, Recessed Lighting, Storage		

Inclusions: None

Open house Saturday July 18th 12 - 4pm. Welcome to one of the Calgary's best family oriented community...ROSEMONT... This home is located on one of the best streets in the community; ROSERY DRIVE. The property lot measures 50' x 120' has a south huge south back yard, and backs onto the fabulous Confederation Park. This well received community has it all; walking distance to schools, close to shopping and medical offices, abundance of greenspaces with paved pathways and if your are a golfer play around at Confederation Golf Course which is only 5 minutes away. This home is well cared for over the years and has a few upgrades with newer windows, Central Air Conditioning, and a newer high efficiency furnace. The property has a total of four bedrooms along with a large living room and dining room combination; the kitchen is very functional and has a small dinette, and hardwood floors on the main. Basement is fully developed with a huge laundry room along with a large family room and bedroom. The exterior you will find a huge south facing back yard, and a oversized double detached garage. Rosery Drive is a street that is slowly transitioning and homes along this street in particular is highly sought after. Don't miss out on this fabulous opportunity; call for your private viewing today.