



GRASSROOTS
REALTY GROUP

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159 Rosery Drive NW
Calgary, Alberta

MLS # A2329306



\$2,645,000

Division:	Rosemont		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	3,087 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Metal Siding , Stucco, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Pantry, Quartz Counters, See Remarks, Skylight(s), Soaking Tub, Storage, Walk-In Closet(s)

Inclusions: Beverage Fridge in Loft, IBC Boiler System, HRV, Supplementary Hot Water Tank, Sump Pump, Gas Stove in Pantry, Hood Fan in Pantry, Dishwasher in Pantry, Attached Outdoor Heaters on Patio Ceiling

2025 BILD Alberta Award-Winning Custom Build Luxury Residence! A rare opportunity to own one of Calgary's finest custom homes. Designed by AVD Interior Design and built by acclaimed builder Alloy Homes, this award-winning Rosemont residence offers over 3 levels of meticulously crafted luxury living space, intentional and exceptional privacy, and panoramic views of downtown Calgary and Nose Hill Park. Every detail reflects uncompromising quality, from the striking architectural exterior featuring steel cladding and premium triple-pane Lux windows to the sophisticated interiors with engineered white oak flooring, solid-core doors and architectural hardware, bespoke millwork, and designer finishes throughout. The showpiece kitchen is designed for both entertaining and everyday luxury, featuring a 12-ft quartz island, premium Miele built-in appliances, custom rift-cut white oak cabinetry, and a fully equipped hidden preparation kitchen with additional appliances and soft-close drawers and storage. Expansive floor-to-ceiling sliding glass doors connect the dining and living spaces to the expansive outdoor entertaining area, including integrated outdoor heating for comfortable 3-season use. The primary retreat offers breathtaking skyline views, a custom walk-in dressing room, and a spa-inspired ensuite with heated floors, a freestanding soaker tub, a curbless glass shower, and a Japanese bidet toilet. Two additional, expansive bedrooms offer exceptional comfort and flexibility, incorporating custom wall panelling, sound insulation, and a beautifully appointed bathroom with a curbless glass shower and heated floors. The laundry room is custom-designed to provide maximum functionality, is sound-insulated for comfort and provides a built-in office with expansive views of Nose Hill. The rare rooftop level loft rounds out this one-of-a-kind experience, providing a

versatile spa-like escape with vaulted ceilings, wet bar, private view deck of the downtown skyline, and a unique hidden secret reading room and storage. A fully insulated, hydronically heated rear triple-attached garage is connected to the home via a rare heated tunnel, creating an exceptional year-round mudroom experience. The basement centralizes high-end controls, automation, and HVAC, including the multi-zone hydronic floor and on-demand water heating, whole-house drinking water filtration, high-efficiency furnace and zoned A/C, LED light drivers for the whole home, and a computer network hub that enables high-speed Wi-Fi available in every corner of the home. The undeveloped basement includes designer plans and rough-ins for future expansion, while providing flexibility for future customization. Located in prestigious Rosemont, moments from Nose Hill Park, Confederation Park, the Calgary Winter Club, top schools & downtown, this is a truly one-of-a-kind luxury residence combining award-winning design, premium construction, & premium upgrades throughout.

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