



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

15 Rosery Drive NW
Calgary, Alberta

MLS # A2341720



\$1,350,000

Division:	Rosemont		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,039 sq.ft.	Age:	2003 (23 yrs old)
Beds:	4	Baths:	3 full / 2 half
Garage:	Double Garage Detached, Oversized		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Landscap		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)

Inclusions: N/A

Welcome to this beautifully maintained 3,800 sq. ft. residence, ideally situated on an impressive 7,150 sq. ft. lot in the highly sought-after inner-city community of Rosemont. Offering exceptional build quality and an impressive combination of space, comfort, and timeless appeal, this home is perfectly suited to families and those seeking a refined lifestyle in one of Calgary's most established neighbourhoods. Inside, the bright, open layout is designed for both everyday living and entertaining. Expansive windows fill the home with natural light & 9ft ceilings, while central air conditioning ensures year-round comfort. The open-concept main floor features a warm and inviting living area, complemented by a well-appointed kitchen with generous cabinetry, quality appliances, ample counter space, and plenty of room to gather and connect. The home offers four generously sized bedrooms, including a spacious primary retreat complete with a large walk-in closet and spa-inspired ensuite. A main-floor bedroom with its own bathroom provides exceptional flexibility for guests, extended family, or multi-generational living—an increasingly desirable feature rarely found in homes of this size and location. A very large mudroom with an adjoining bathroom and spacious walk-in front closet further enhances the home's functionality. Up the elegant lit staircase, a dedicated laundry room and large bonus room add to the home's outstanding practicality. The lower level provides additional finished living space, including a comfortable family room with a cozy fireplace—perfect for movie nights, relaxing, or creating a private retreat. The lower level also offers walk-out potential. An abundance of finished storage space, totalling approximately 500 sq. ft., provides exceptional practicality for a busy household. Outdoor

living is equally impressive. Step from the main living area onto the expansive raised deck overlooking the beautifully landscaped backyard. The large, mature lot offers privacy, established greenery, and multiple areas to relax, entertain, or let children play. The stunning tiered yard is enhanced by attractive retaining walls, railings, and an outdoor storage area beneath the deck + full irrigation. An oversized double garage provides excellent parking and additional storage. Located just steps from Confederation Park and close to excellent schools, shopping, pathways, recreation, and major amenities, this property offers a rare balance of tranquility and inner-city accessibility. With approximately 3,800 sq. ft. of living space, a substantial 7,150 sq. ft. lot, four bedrooms, three fireplaces, a classic home office, multiple living areas, an oversized double garage, and an outstanding Rosemont location, this home represents exceptional value that is increasingly difficult to find in Calgary's inner city. An absolutely immaculate, one-owner home showcasing exceptional pride of ownership.