ROBERT HART MOORE
GRASSROOTS REALTY GROUP

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15 Rosery Drive NW
Calgary, Alberta

MLS # A2285305

$1,699,900

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 Landscape		

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: Built-in Microwave, Sonos Sound System, Four Flat Screen TV's

Located on one of the most sought after streets in Rosemont. This large executive style home is only steps away from the fabulous Confederation Park with wonderful walking and cycling pathways. Conveniently located close to public transit, easy access in and out of the community, and best of all there are great schools all the way from pre-school to University. This home features a total of four good size bedrooms which includes a bedroom on the main floor with it's own en-suite. A main floor office for those working from home, a wonderful open floor plan ideal for large family gatherings and entertaining. There is a huge expansive balcony/deck just off the living room; a great extension of entertaining space in the summer and a wonderful mudroom just off the kitchen. The kitchen features a built-in oven along with a gas cooktop and a warming drawer, and lots of cabinets for storage. The upper floor has three large bedrooms including a bonus room or TV room. The primary bedroom retreat features a large walk-in closet and a five piece en-suite and also has it's own fireplace; ideal for those cold wintry nights. The basement features a huge two part storage area just off the stairway; very unique feature indeed. The family or recreation room features all custom built-in cabinets. The mechanical room features two high efficiency furnaces, HRC unit and also has two A/C units for year round comfort. This home is in move-in condition; sit back and enjoy a morning coffee on the front porch or relax on the deck for a BBQ. Don't miss out on this opportunity to live on one of the best street in Rosemont. Call for your own private tour today.

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