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## 109, 15 Rosscarrock Gate SW Calgary, Alberta

MLS # A2232714



\$549,900

Division: Rosscarrock Residential/Five Plus Type: Style: 3 (or more) Storey Size: 1,593 sq.ft. Age: 2016 (9 yrs old) **Beds:** Baths: 2 full / 1 half Assigned, Guest, Heated Garage, Secured, Underground Garage: Lot Size: Lot Feat: Landscaped

d Air, Natural Gas	Water:	-
et, Hardwood, Tile	Sewer:	-
er	Condo Fee:	\$ 629
	LLD:	-
osite Siding, Stucco, Wood Frame	Zoning:	M-C1
d Concrete	Utilities:	-
	et, Hardwood, Tile er  osite Siding, Stucco, Wood Frame ed Concrete	st, Hardwood, Tile  Sewer:  Condo Fee:  LLD:  cosite Siding, Stucco, Wood Frame  Zoning:

Features: Built-in Features, Closet Organizers, Kitchen Island, Stone Counters, Walk-In Closet(s)

Inclusions: None

\*\*\* PRICE IMPROVEMENT \*\*\* Inner city townhouse living at its finest – Welcome home to 109, 15 Rosscarrock Gate SW! This 2-bedroom 3-bathroom home showcases stunning high-end modern finishings throughout 4 levels of living space! Walk in through your private street-level entrance to experience custom built-in storage for all your belongings & a convenient 2-piece bathroom – steps down will take you to your underground heated parking & storage space. The second level features the gourmet, European-style kitchen complete with sleek white soft-close cabinetry, quartz countertops, stainless steel appliances & center island with seating – perfect for everyday living & entertaining! Steps away from the kitchen offers easy access to private patio with HEATED concrete for year round comfort. The third level features a relaxing living space complete with cozy electric fireplace and access to private balcony. Upstairs you will find the deluxe primary suite featuring luxurious 4-piece ensuite bathroom with dual sinks, oversize walk-in shower, & large walk-in closet with custom built-ins for all your storage needs. A second very spacious bedroom, flex space / office space with skylight, main 4-piece bathroom, & enclosed laundry complete the upper level. The prime location means easy access to Bow Trail & LRT line to take you everywhere you need to go! Nearby Westbrook Mall offers numerous amenities, and just minutes to Edworthy Park, Shagnappi golf course, schools, parks & pathways! Don't miss out on this beautiful inner city townhome – Book your viewing today!