



GRASSROOTS
REALTY GROUP

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**109, 15 Rosscarrock Gate SW
Calgary, Alberta**

MLS # A2270028



\$524,900

Division:	Rosscarrock		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,593 sq.ft.	Age:	2016 (10 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Assigned, Guest, Heated Garage, Secured, Underground		
Lot Size:	-		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Rubber	Condo Fee:	\$ 629
Basement:	None	LLD:	-
Exterior:	Composite Siding, Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
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!