



**159 Rosewood Drive SW**  
**Rural Rocky View County, Alberta**

**MLS # A2287971**



**\$1,799,000**

<b>Division:</b>	Springbank		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	3,365 sq.ft.	<b>Age:</b>	1993 (33 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 2 half
<b>Garage:</b>	Additional Parking, Concrete Driveway, Triple Garage Attached		
<b>Lot Size:</b>	2.00 Acres		
<b>Lot Feat:</b>	Gazebo, Landscaped, Low Maintenance Landscape, Open Lot, Rectangular L		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Co-operative
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	Engineered Septic
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	24-24-3-W5
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Storage, Vaulted Ceiling(s), Wood Windows		
<b>Inclusions:</b>	n/a		

Welcome to Rosewood Estates, an exceptional Springbank community located just minutes west of Calgary. This original-owner 2-storey home with a walkout basement sits on a beautifully landscaped 2-acre lot and offers over 5,000 sq. ft. of thoughtfully designed living space, all positioned to capture sweeping, unobstructed views. Bright, open, and meticulously maintained, the home is ideal for family living with 5 bedrooms and 3 full baths a private home office. The main floor features a spacious kitchen and adjoining family room, along with an additional living and formal dining area complete with a dining nook and access to the expansive deck, perfect for enjoying the property's stunning vistas. Upstairs, you'll find a generous bonus room and the primary bedroom, which includes a 5-piece ensuite and a triple-sided fireplace. In addition to the primary suite, the upper level offers a total of four bedrooms, including the primary plus three additional bedrooms, one of which features its own private 2-piece bathroom. A separate 4-piece bathroom completes the upper level, providing excellent convenience and flexibility for family or guests. The walkout level is designed for entertaining, featuring a kitchen area, a living room with a fireplace, a sunroom, an additional bedroom with a 3-piece bathroom, and a playroom. Completing this exceptional property is a spacious triple garage, offering ample room for vehicles, storage, or hobby space. This home provides the tranquility of country living with the convenience of being just minutes from shopping and top-rated public and private schools.