



**82 Rosery Drive NW
Calgary, Alberta**

MLS # A2295413

\$775,000



Division:	Rosemont		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,301 sq.ft.	Age:	1959 (67 yrs old)
Beds:	4	Baths:	2
Garage:	Attached Carport, Off Street, RV Access/Parking		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Rectangular Lot, St		

Heating:	Mid Efficiency, Floor Furnace, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Natural Woodwork, No Animal Home, No Smoking Home, Pantry, Storage		

Inclusions: Storage shed

Attention all renovators, investors and developers! Here is your chance to be the proud new owner of this well cared, one owner, bungalow located on a quiet street in the highly desirable community of Rosemont and just steps away from Confederation Park. You will fall in the love with the exceptional curb appeal that is highlighted by the brick front, large windows, covered porch and the maintenance free exterior. As you step inside you will be greeted by a bright and spacious living room featuring a gas, corner, stone facing fireplace. The dining room is the perfect place to gather for gourmet meals with friends and family that were prepared in the well-designed kitchen with a generous amount of cabinetry and counter space, a pantry, second eating area and easy access to the oversize (22' X11') rear deck, well manicured, tiered yard and serene views. There are 3 spacious bedrooms including the extended primary bedroom with a retreat that would be an ideal location to enjoy a savory cup of coffee or curl up with a good book. Some of the other great features of this home are hardwood in the living, dining room and all 3 bedrooms, coved, textured ceiling, built in bookcase, interlocking brick walkway, tons of off street parking and the list goes on. On the lower level you will discover an expansive family room/games room to enjoy with a sizeable or small gathering, a fourth bedroom, a second full bath and an abundance of storage. If you're looking to build your dream home, Rosery Drive is one of Calgary's most coveted streets with many other newer built large homes and this desirable 54' X 120' prime lot lends itself to having a walk out basement and a view of the neighborhood. Don't miss the opportunity to be the next proud owner of this amazing inner city property that is close to schools, shopping, transit, all other amenities and quick access to downtown and major

thoroughfares. Please note that some of the photos are virtually staged.