



**GRASSROOTS**  
REALTY GROUP

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**1233 ROSEHILL Drive NW**  
**Calgary, Alberta**

**MLS # A2212784**



**\$889,500**

<b>Division:</b>	Rosemont		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,731 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Faces Rear		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard, Fruit Trees/Shrub(s), Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Cable Connected, Electricity Connected, Natural Gas

**Features:** Bookcases, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Smart Home, Soaking Tub, Storage, Walk-In Closet(s)

**Inclusions:** A/C Unit, Bar Fridge in Basement, Draperies, 2 Samsung Frame TVs (1 in Living Room & 1 in 2nd Bedroom), Venetian Blinds, Wine Fridge in the Kitchen

WELCOME to this AIR-CONDITIONED, IMMACULATE 2-storey Half Duplex offering 2,514.74 sq ft of Beautifully Developed Living space in the SOUGHT-AFTER Community of ROSEMONT! Situated on a 2,755 sq ft lot, this 4 Bedroom, 3.5 Bathroom HOME combines modern ELEGANCE with everyday FUNCTIONALITY, complete with a Detached Double Garage and an INVITING front covered porch that sets the tone for what lies within. From the moment you arrive, you’ll notice the GREAT Curb Appeal, Low-Maintenance Landscaping, and Unique Gem-Stones Exterior Lighting that subtly HIGHLIGHTS the home’s Features. Inside, the Tiled Foyer opens to SOARING 10’ Knockdown Ceilings, warm Hardwood flooring, + SOFT, NEUTRAL color tones that create a CALM AMBIENCE throughout. The OPEN-CONCEPT main floor is designed for Entertaining and Family life, featuring a Dining area perfect for hosting Meals and Celebrations with LOVED ONES. The Kitchen is a true SHOWSTOPPER with floor-to-ceiling Dark Cabinetry offering AMPLE STORAGE, Glass Tile Backsplash, SS Appliances including a BUILT-IN Microwave, Oven, QUARTZ Countertops, an Electric Cooktop, a Central Island with BUILT-IN Wine racks and Breakfast Bar seating-ideal for quick meals or casual gatherings. The Living room exudes Coziness with its Gas Fireplace framed by Built-in Bookshelves, making it the perfect spot to relax with a book or unwind on cooler evenings. A functional Mudroom with a closet and direct access to the SE-facing backyard makes daily routines a breeze. Upstairs, the attention to detail continues with STYLISH Metal/Wood railings, plus Circular windows that flood the stairwell with NATURAL Light. The Upper level includes 2 good-sized Bedrooms, a well-equipped Laundry room, and a 4 pc Bath with a soaker tub. The Spacious

Primary suite serves as a Peaceful Retreat with a Walk-in closet featuring CUSTOM Cabinetry + a Luxurious 4 pc En-suite with a Jetted tub + a separate glass shower. On the way down to the Basement is the 2 pc Bath, leading down to the 4th Bedroom with a Walk-in closet, another 4 pc Bath, a convenient Wet Bar with cabinetry, sink, bar fridge, and a Recreation area for movie nights/game days, a flexible space ideal for a home gym, and dedicated workstation area. Outdoors, the Backyard ensures sunlight all day long, making it the perfect setting for relaxing with a morning coffee on the patio, outdoor dining, or weekend BBQs. STUNNING stamped concrete back patio and walkway - a \$20K builder UPGRADE! Rosemont is a VIBRANT community offering amenities including Shops, Restaurants, Schools and Recreational opportunities, nearby Parks like Confederation Park + Nose Hill Park, Scenic Walking Paths, + access to the Rosemont Community Association programs, there's always something to do. Commuting is EASY with nearby routes including Cambrian Drive, 10th Street, 14th Street NW, & Northmount Drive NW, which connect to Major Roadways like 16th Avenue NW and Crowchild Trail. This is more than a HOME-it's a LIFESTYLE. BOOK your showing TODAY!!