



# 15 Rosscarrock Gate Calgary Alberta

\$575,000

This is the one! Discover unbeatable VALUE with this PET-friendly 2-bedroom, 2.5-bathroom 1539 sq ft townhouse, an exceptional find that delivers comfort and convenience and SIZE - at an attractive price point. Step inside to find a spacious & welcoming entry area, perfect for an office or gym, w/engineered hardwood floors flowing seamlessly through the mn level. Large windows & a convenient half-bath add to the functionality of this inviting space, while ample storage ensures you have room for all your hobbies and gear! Enjoy the luxury of heated underground parking with an oversized spot close to the unit entrance, plus additional street parking right outside for guests or extra cars. The mn floor features impressive 10-foot ceilings, south-facing kitchen/dining area bathed in natural light. A/C system to keep you cool on hot summer days! Chef-inspired kitchen boasts stainless steel appliances, gas cooktop, large island ideal for cooking & entertaining. Private south-facing patio w/HEATED floors is perfect for year-round enjoyment! Open-concept living area includes- mounted TV, electric fireplace PLUS East-facing balcony with stunning views of the neighborhood & downtown. Upstairs, the primary bedroom offers a generous walk-in closet & a luxurious 5-piece ensuite w/under-cabinet lighting, granite counters, a tile surround shower, blackout blinds & heated floors. A stacked laundry is conveniently located on this level, alongside a large second bedroom w/built-in Murphy bed and 4-piece bathroom with a tile shower/tub combo. Built in 2016, this home features CAT 5 cabling for optimal networking and a secure building with surveillance cameras for added peace of mind. Enjoy the proximity to Calgary's best parks, including Edworthy Park, Douglas Fir Trail, and Glendale Meadows. The neighborhood is poised for significant growth, with a focus on walking and biking, maki...

Dining room 13.83 Ft x 6.75 Ft

Kitchen 13.83 Ft x 14.25 Ft

Living room 14.50 Ft x 21.75 Ft

4pc Bathroom 5.83 Ft x 8.58 Ft

5pc Bathroom 6.25 Ft x 15.75 Ft

Bedroom 12.08 Ft x 10.33 Ft

Furnace 3.08 Ft x 2.83 Ft

Storage 7.83 Ft x 7.33 Ft

Furnace 6.75 Ft x 3.42 Ft

2pc Bathroom 6.17 Ft x 6.25 Ft

Den 7.67 Ft x 8.67 Ft

Foyer 7.00 Ft x 11.83 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

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100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
[arobinson@cirrealty.ca](mailto:arobinson@cirrealty.ca)

