



# 47 Rosetree Road Calgary Alberta

\$875,000

Meticulously maintained, this family home has 2,266 sf of developed space in the sought after community of Rosemont. Timeless oak flooring on main, gas fireplace in living room. Newer kitchen has stainless steel appliances & granite counters. Updated windows offer an abundance of natural light throughout. Air Conditioned & Central Vacuum System. Main floor has 3 good sized bedrooms, bathroom has a claw foot tub & large glassed-in shower. The lower level offers, family room, 2 bedrooms (1 with egress window), 4-pc bathroom and plenty of storage areas. Enjoy the view of the large green space across the street from the living/dining rooms. This home has a total of 3+2 bedrooms, 2 full bathrooms, double garage, private yard with patio and more. Close to Rosemont Elementary School, UofC, SAIT, Confederation Park, and shopping. Easy access to downtown from 10th and 14th by car or take Bus Route 5. Confederation Park offers year round fun, picnic areas, toboggan hills, cycle paths, tennis courts, baseball diamonds, flower/rock garden, wetland, playground and more! It's easy to view 47 Rosetree Road NW. (id:6769)

Family room 13.67 Ft x 13.17 Ft  
Bedroom 11.33 Ft x 10.08 Ft  
Bedroom 12.58 Ft x 8.42 Ft  
Workshop 17.58 Ft x 8.75 Ft  
Storage 6.83 Ft x 5.25 Ft  
Storage 6.75 Ft x 4.50 Ft  
Laundry room 12.92 Ft x 8.17 Ft  
4pc Bathroom 8.08 Ft x 6.67 Ft

Living room 19.17 Ft x 13.17 Ft  
Dining room 10.00 Ft x 10.00 Ft  
Kitchen 14.67 Ft x 9.67 Ft  
Primary Bedroom 11.17 Ft x 10.75 Ft  
Bedroom 11.67 Ft x 10.08 Ft  
Bedroom 10.67 Ft x 9.00 Ft  
4pc Bathroom 10.67 Ft x 6.83 Ft

Listing Presented By:



Originally Listed by:

TREC The Real Estate Company



See

Mirror

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