



25 Rosery Place Calgary Alberta

\$1,699,000

Welcome to this exceptional property in the coveted neighborhood of Rosemont. This incredibly well-built 2016 CUSTOM WALK-OUT BUNGALOW is 2400 square feet on the main floor. It has over 4750 square feet of developed space in total, and there is quality in every aspect of this fine home. It is situated on a quiet cul-de-sac, just one block from beautiful Confederation Park. Minutes to downtown, SAIT, U of C, and the Winter Club. There is almost 1/4 acre of very private, professionally landscaped yard. It boasts a beautiful stone outdoor wood burning fireplace, expansive patio, and upper deck, with a view overlooking the trees in the park. Add to all of this, a generous, 950 square foot, triple, oversize, attached garage. It comes with in-slab heated floor, which includes a floor drain, and it is wired for TV as well. The future site for a storage shed, in the back yard, invites you to create your own design for the intended use. The home boasts magnificent stone work, and a welcoming front portico, with kayu wood soffit detailing. There is in-slab heat for the lower walkout level floor, and in-floor heat for tiled areas on the main floor. Generous custom maple cabinetry and built-ins. Quartz countertops. Main floor office also includes built-in desk with quartz countertops, overhead cabinet storage, and built-in lockable file drawers. Stone fireplace in living room. (natural gas). Solid 3/4" oak floors, and porcelain tile floors on main level. Epoxy floor finish on lower level. Exceptionally well thought out storage. A place for everything and everything in it's place. So practical and so functional. Intentional design meant to make your life easier and more organized. Smart programmable lighting, audio and video. Dream kitchen with Sub-zero fridge and Miele dishwasher. Wolf induction cooktop, convection oven, range hood, and microwave. Sub-zero bar fridge in low...

4pc Bathroom undefined
 Storage 17.17 Ft x 16.50 Ft
 Furnace 12.58 Ft x 6.92 Ft
 Bedroom 15.58 Ft x 11.92 Ft
 Bedroom 12.58 Ft x 12.50 Ft

Laundry room 9.17 Ft x 5.75 Ft
 Other 9.17 Ft x 8.50 Ft
 Foyer 9.58 Ft x 7.67 Ft
 Bedroom 12.92 Ft x 12.92 Ft
 Other 12.50 Ft x 5.83 Ft

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

Listing Presented By:



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Family room 28.50 Ft x 27.00 Ft

5pc Bathroom undefined

4pc Bathroom undefined

2pc Bathroom undefined

Primary Bedroom 16.08 Ft x 13.92 Ft

Dining room 14.00 Ft x 11.58 Ft

Kitchen 20.00 Ft x 14.92 Ft

Living room 17.50 Ft x 15.50 Ft