



## 30 Roselawn Crescent Calgary Alberta

\$2,499,900

Experience the pinnacle of luxury living in the coveted Rosemont neighborhood! This newly constructed, custom-designed bungalow, just steps from the serene Confederation Park, is a true architectural gem. Offering a seamless blend of contemporary style and timeless elegance, this home is designed for those who appreciate the finest in both form and function. As you step through the grand foyer, you'll immediately sense the spaciousness of the home, with soaring 10-foot ceilings throughout the main floor, creating an open, airy atmosphere. Rich hardwood flooring flows gracefully across the living spaces, enhancing the home's refined aesthetic. The expansive living room is bathed in natural light, with large windows that showcase the beauty of the interior and offer stunning views of the surrounding area. A custom-designed library wall adds an exclusive touch, making this home unlike any other. On the main floor, you'll find three generously sized bedrooms, including the luxurious primary suite, which features a walk-in closet and a spa-inspired ensuite with a freestanding tub, large walk-in shower, and double vanity. Two additional full bathrooms and a powder room off the kitchen provide added convenience. The chef's kitchen is nothing short of spectacular, with an enormous 18-foot island perfect for entertaining or casual dining. A massive walk-in butler's pantry provides ample storage and organization for all your culinary essentials, while the stone backsplash—expertly installed by a masonry craftsman—adds a striking design element. The dining room, illuminated by natural light from expansive doors that open to the deck, offers the perfect setting for entertaining guests. Picture yourself hosting dinners and enjoying the beautiful surroundings of Rosemont from this inviting space. Descend to the fully finished basement, where you'll find a custom-built locker system...

3pc Bathroom 6.83 Ft x 9.33 Ft

Bedroom 11.17 Ft x 14.58 Ft

Recreational, Games room 16.42 Ft x 25.50 Ft

Furnace 13.50 Ft x 15.75 Ft

Other 10.83 Ft x 4.92 Ft

2pc Bathroom 5.92 Ft x 4.58 Ft

Bedroom 12.00 Ft x 12.25 Ft

Dining room 18.25 Ft x 15.67 Ft

Foyer 14.33 Ft x 10.92 Ft

Kitchen 22.50 Ft x 17.92 Ft

Laundry room 8.25 Ft x 10.00 Ft

Living room 28.17 Ft x 19.92 Ft

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Listing Presented By:



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**RE/MAX**

**RE/MAX REAL ESTATE  
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4pc Bathroom	11.50 Ft x 4.92 Ft	Primary Bedroom	14.50 Ft x 12.83 Ft
6pc Bathroom	14.17 Ft x 13.83 Ft	Pantry	6.08 Ft x 17.00 Ft
Bedroom	12.00 Ft x 12.25 Ft	Other	8.00 Ft x 11.75 Ft