



# 15 Rosscarrock Gate Calgary Alberta

\$599,900

PET FRIENDLY 2-bedroom, 2.5-bathroom townhouse - can be your next home!. Upon entering, enjoy engineered HW floors that flow seamlessly throughout the lower levels. The huge entry area can be office/gym/or just welcoming/bright place to come home to. Large windows + convenient 1/2 bath & ample storage space to store all hobby equipment. This is where you enter your property-after parking in heated, underground spot!!!! OVERSIZED Parking located conveniently close to unit entrance. Park your street bike & your vehicle safely indoors. PLUS so much street PARKING right outside unit for extra guests/occupants! The mn floor boasts soaring 10ft ceilings in kitchen/dining room w/SOUTH facing windows that flood the space w/natural light. For those hot summer days, home is equipped with A/C! Chef-inspired kitchen includes SS appliances, GAS cooktop & large eat up island - perfect for culinary enthusiasts & the light is conducive to having many plants! Just off dining rm, enjoy PRIVATE south-facing patio w/heated floors to melt the snow! The massive open-concept living area features mounted TV w/underfloor conduit & an electric fireplace to offer ambiance/warmth on cooler nights. EAST facing balcony off living room provides stunning views of neighborhood/downtown. Perfect spot for morning coffee & to watch the sunrise! Head up to top level & enjoy primary bedroom w/large walk-in closet & 5-piece ensuite featuring under-cabinet lighting, granite counters, tile surround shower, blackout blinds & heated floors. The stacked laundry is conveniently located on this level. LARGE second bedroom w/built in MURPHY bed & 4-piece bathroom w/tile shower/tub combo. Home is built in 2016 - offering CAT 5 cable throughout for optimal/customizable hardwired networking. Secure building w/security cameras around complex. If you are an outdoor person - take advantage of 3 of the best Calgary...

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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Primary Bedroom 9.67 Ft x 12.92 Ft