



# 14 Rosetree Road Calgary Alberta

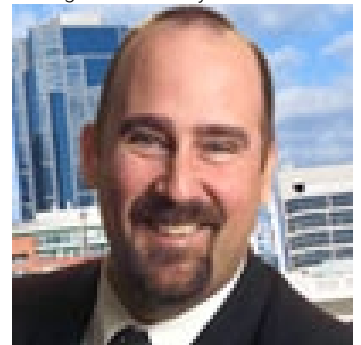
\$1,775,000

Nestled in the sought-after community of Rosemont, this exceptional home offers the perfect blend of modern design and timeless craftsmanship. Ideally located, Rosemont provides easy access to top-rated schools, shopping, dining, and major commuter routes. Just steps from Confederation Park, residents can enjoy scenic pathways, playgrounds, and year-round outdoor activities, all while being only minutes from downtown Calgary. This beautifully crafted two-storey home offers over 3,700 sq. ft. of thoughtfully designed living space, finished with high-end materials throughout. Featuring four bedrooms, 3.5 bathrooms, an oversized double detached garage, and a fully landscaped and fenced yard, every detail has been carefully considered and meticulously maintained. The paved back lane adds further convenience and enhances the overall livability of the property. Inside, premium finishes create a warm yet sophisticated atmosphere. Wide-plank hardwood flooring, quartz countertops, and floating vanities with under-mount lighting add refined elegance throughout the home. The living room is bright and expansive, highlighted by impressive 16-foot ceilings, while in-floor heating in the primary ensuite and basement bathroom provides an added layer of comfort. A main-floor office offers an ideal space for remote work or quiet study. The gourmet kitchen is a chef's dream, showcasing stainless steel appliances, a large quartz waterfall island, and a seamless connection to the private composite deck—perfect for entertaining. The outdoor space is complete with a striking gas fireplace, ideal for cooler evenings. Upstairs, the primary suite serves as a true retreat, featuring a spacious walk-in closet and a spa-inspired ensuite with a stand-alone tub and steam shower. The fully finished lower level is designed for both relaxation and entertainment, offering a media room, wet bar, gam...

5pc Bathroom 15.25 Ft x 19.08 Ft  
 Primary Bedroom 14.75 Ft x 15.58 Ft  
 4pc Bathroom 4.83 Ft x 12.33 Ft  
 Laundry room 7.92 Ft x 8.33 Ft  
 Bedroom 16.83 Ft x 13.08 Ft  
 Other 5.08 Ft x 5.08 Ft

3pc Bathroom 4.83 Ft x 8.33 Ft  
 Recreational, Games room 18.50 Ft x 40.00 Ft  
 2pc Bathroom 5.75 Ft x 5.75 Ft  
 Living room 16.83 Ft x 23.42 Ft  
 Eat in kitchen 15.83 Ft x 13.00 Ft  
 Foyer 8.83 Ft x 8.42 Ft

Listing Presented By:



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Bedroom 10.33 Ft x 18.67 Ft

Other 14.00 Ft x 10.67 Ft

Bedroom 9.83 Ft x 8.92 Ft

Office 10.42 Ft x 13.00 Ft

Dining room 13.33 Ft x 16.83 Ft

Other 10.50 Ft x 6.92 Ft