

45 Rossmere Road SW  
Calgary, Alberta

MLS # A2214490

\$840,000

|           |  |        |                   |
|-----------|--|--------|-------------------|
| Division: | Rosscarrock  |        |                   |
| Type:     | Residential/Duplex   |        |                   |
| Style:    | 2 Storey, Attached-Up/Down   |        |                   |
| Size:     | 1,703 sq.ft.   | Age:   | 2012 (13 yrs old) |
| Beds:     | 4  | Baths: | 3 full / 1 half   |
| Garage:   | Double Garage Detached   |        |                   |
| Lot Size: | 0.06 Acre  |        |                   |
| Lot Feat: | Back Yard, Landscaped, Level, Low Maintenance Landscape, Rectangular L |        |                   |

|             |  |            |      |
|-------------|--|------------|------|
| Heating:    | Fireplace(s), Forced Air, Natural Gas  | Water:     | -    |
| Floors:     | Ceramic Tile, Hardwood   | Sewer:     | -    |
| Roof:       | Asphalt Shingle  | Condo Fee: | -    |
| Basement:   | Finished, Full   | LLD:       | -    |
| Exterior:   | Stone, Stucco, Wood Frame, Wood Siding   | Zoning:    | R-CG |
| Foundation: | Poured Concrete  | Utilities: | -    |
| Features:   | Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Quartz Counters |            |      |

Inclusions: N/A

**\*\*OPEN HOUSE Saturday May 10th 12:00 PM -&nbsp;2:00PM\*\*** Step into a home where every detail has been thoughtfully designed for comfort, luxury, and modern living. From the rich hardwood floors to the heated bathrooms on every level, this property offers a perfect balance of elegance and practicality. Enjoy 9-foot flat painted ceilings on all floors, quartz countertops throughout, and stylish top-down, bottom-up blinds on the main and upper levels. The home's exterior features permanent roofline lighting and a low-maintenance concrete backyard, creating a space that's as effortless as it is inviting. Major upgrades completed in 2023 include a Kinetico water softener, a tankless water heater, and new top-of-the-line Samsung dishwasher, washer, and dryer. The garage was fully renovated with epoxy flooring, slatwalls, overhead storage racks, a WiFi-enabled garage door, and rough-in for a future EV charger &mdash; built for today's lifestyle. This is a home that truly elevates everyday living. Book your private showing today and experience the difference firsthand.