

1233 ROSEHILL Drive NW
Calgary, Alberta

MLS # A2212784

\$889,500

Division:	Rosemont		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,731 sq.ft.	Age:	2014 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Faces Rear		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Fruit Trees/Shrub(s), Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	Cable Connected, Electricity Connected, Natural Gas

Features: Bookcases, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Smart Home, Soaking Tub, Storage, Walk-In Closet(s)

Inclusions: A/C Unit, Bar Fridge in Basement, Draperies, 2 Samsung Frame TVs (1 in Living Room & 1 in 2nd Bedroom), Venetian Blinds, Wine Fridge in the Kitchen

OPEN HOUSE - May 10 1:30-3pm WELCOME to this AIR-CONDITIONED, IMMACULATE 2-storey Half Duplex offering 2,514.74 sq ft of Beautifully Developed Living space in the SOUGHT-AFTER Community of ROSEMONT! Situated on a 2,755 sq ft lot, this 4 Bed, 3.5 Bath HOME combines modern ELEGANCE with everyday FUNCTIONALITY, complete with a Detached Double Garage and an INVITING front covered porch that sets the tone for what lies within. From the moment you arrive, you'll notice the GREAT Curb Appeal, Low-Maintenance Landscaping, and Unique Gem-Stones Exterior Lighting that subtly HIGHLIGHTS the home's Features. Inside, the Tiled Foyer opens to SOARING 10' Knockdown Ceilings, warm Hardwood flooring, + SOFT, NEUTRAL color tones that create a CALM AMBIENCE throughout. The OPEN-CONCEPT main floor is designed for Entertaining and Family life, featuring a Dining area perfect for hosting Meals and Celebrations with LOVED ONES. The Kitchen is a true SHOWSTOPPER with floor-to-ceiling Dark Cabinetry offering AMPLE STORAGE, Glass Tile Backsplash, SS Appliances including a BUILT-IN Microwave, Oven, QUARTZ Counters, an Electric Cooktop, a Central Island with BUILT-IN Wine racks and Breakfast Bar seating-ideal for meals or casual gatherings. The Living room exudes Coziness with its Gas Fireplace framed by Built-in Bookshelves, making it the perfect spot to relax with a book or unwind on cooler evenings. A functional Mudroom with a closet and direct access to the SE-facing backyard makes daily routines a breeze. Upstairs, the attention to detail continues with STYLISH Metal/Wood railings, + Circular windows that flood the stairwell with NATURAL Light. The Upper level includes 2 good-sized Bedrooms, a well-equipped Laundry room, and a 4 pc Bath with a soaker tub.

The Spacious Primary suite serves as a Peaceful Retreat with a Walk-in closet ft CUSTOM Cabinetry + a Luxurious 4 pc En-suite with a Jetted tub + a separate glass shower. On the way down to the Basement is the 2 pc Bath, leading down to the 4th Bedroom with a Walk-in closet, another 4 pc Bath, a convenient Wet Bar with cabinetry, sink, bar fridge, and a Recreation area for movie nights/game days, a flexible space ideal for a home gym, and dedicated workstation area. Outdoors, the Backyard ensures sunlight all day long, making it the perfect setting for relaxing with a morning coffee on the patio, outdoor dining, or weekend BBQs. STUNNING stamped concrete back patio and walkway - a \$20K builder UPGRADE! Rosemont is a VIBRANT community offering amenities including Shops, Restaurants, Schools and Recreational opportunities, nearby Parks like Confederation Park + Nose Hill Park, Scenic Walking Paths, + access to the Rosemont Community Association programs, there's always something to do. Commuting is EASY with nearby routes including Cambrian Drive, 10th Street, 14th Street NW, & Northmount Drive NW, which connect to Major Roadways like 16th Avenue NW and Crowchild Trail. This is more than a HOME-it's a LIFESTYLE. BOOK your showing TODAY!