

## 5 Roselawn Crescent NW Calgary, Alberta

MLS # A2248096



# \$1,649,500

|                  |                                                                                       |               |                   |
|------------------|---------------------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Rosemont                                                                              |               |                   |
| <b>Type:</b>     | Residential/House                                                                     |               |                   |
| <b>Style:</b>    | Bungalow                                                                              |               |                   |
| <b>Size:</b>     | 2,070 sq.ft.                                                                          | <b>Age:</b>   | 1960 (65 yrs old) |
| <b>Beds:</b>     | 4                                                                                     | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Aggregate, Double Garage Attached, Parking Pad                                        |               |                   |
| <b>Lot Size:</b> | 0.19 Acre                                                                             |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, City Lot, Corner Lot, Fruit Trees/Shrub(s), Garden, Landscaping |               |                   |

|                    |                                                                                                                                                                                                          |                   |      |
|--------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Boiler, Fireplace(s), Forced Air, Natural Gas                                                                                                                                                            | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Ceramic Tile, Hardwood                                                                                                                                                                                   | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                                                                                          | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full, Walk-Out To Grade                                                                                                                                                                        | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Brick, Concrete, Stucco                                                                                                                                                                                  | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                                                                          | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Bar, Bookcases, Built-in Features, Ceiling Fan(s), High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Skylight(s), Storage, Vaulted Ceiling(s) |                   |      |
| <b>Inclusions:</b> | air conditioner                                                                                                                                                                                          |                   |      |

OPEN HOUSE THIS SATURDAY AND SUNDAY 12PM - 2PM. !!Welcome to Rosemont &ndash; where charm meets convenience in one of Calgary's most sought-after inner-city neighbourhoods. Perfectly positioned on a prime corner lot at Roselawn Crescent and Rosery Drive, this beautiful home is just steps from Confederation Park and minutes from the golf course. With a west-facing orientation and a sunny south backyard, you'll enjoy light-filled days and warm, golden evenings in every season. Inside, you're greeted by 4 spacious bedrooms, including a main-floor room that easily doubles as a cozy home office or quiet study. The heart of the home is the open-concept main floor, where a bright and welcoming living room flows seamlessly into a chef-inspired kitchen featuring generous counter space, elegant tile inlay floors, and a premium 6-burner Viking gas range &mdash; perfect for creating memorable meals. The primary suite is a true retreat, offering a spa-like ensuite designed for relaxation. Gather around the table in the spacious dining room or step through the French doors into your sun-soaked backyard, complete with a large deck that's perfect for summer barbecues and evening get-togethers. The lower level is made for both fun and comfort, with a second living/media room, an impressive bar, a spacious bedroom, a full bathroom, and a versatile flex space ideal for a gym, hobby area, or office. Polished concrete floors with in-floor heating keep everything warm and inviting all year long. This home has been extensively updated for comfort, style, and peace of mind, including: 2020: New roof, furnace, air conditioning, boiler, hot water tank, and in-floor heating system 2021: New garage doors and openers An attached two-car heated garage &mdash; with extra workshop/storage space &mdash; plus an extended driveway

means you can comfortably park up to six vehicles. Whether you're hosting friends, working on a project, or simply relaxing at home, this Rosemont gem offers the space, warmth, and upgrades you've been looking for.