

159 Rosery Drive NW  
Calgary, Alberta

MLS # A2313599



## \$2,795,000

<b>Division:</b>	Rosemont		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	3,087 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding , Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Pantry, Quartz Counters, See Remarks, Skylight(s), Soaking Tub, Storage, Walk-In Closet(s)

**Inclusions:** Beverage Fridge in Loft, IBC Boiler System, HRV, Supplementary Hot Water Tank, Sump Pump, Gas Stove in Pantry, Hood Fan in Pantry, Dishwasher in Pantry, Attached Outdoor Heaters on Patio Ceiling

AWARD-WINNING CUSTOM-BUILT LUXURY HOME IN ROSEMONT WITH A RARE TRIPLE ATTACHED GARAGE AND INCREDIBLE VIEWS OF DOWNTOWN & NOSE HILL PARK! Built by renowned builder Alloy Homes and with professional interior design by AVD, this masterpiece was the winner of the 2025 BILD Alberta Award for Housing Excellence! This exceptional 3-storey custom home offers a rare blend of high-end craftsmanship, premium mechanical systems, and thoughtfully designed living spaces that can't be found elsewhere. The stunning curb appeal mimics a chalet with a mid-century twist, combining seamless stucco, aluminum siding, and ultra-premium TRIPLE-PANE Lux windows. The main floor offers a bright open-concept layout with soaring flat-painted ceilings, engineered oak hardwood flooring, solid-core doors, and extensive custom built-ins throughout. The living room is anchored by a gas fireplace with a tile surround, wood-slat detailing, and floor-to-ceiling windows overlooking the outdoor living space. The chef-inspired kitchen features quartz countertops, premium rift-cut white oak cabinetry, a panelled Miele Refrigerator/Freezer, a Miele induction cooktop, a Miele steam oven, a Bosch dishwasher, and a 12-foot central island with push-panel storage cabinets. A fully equipped, hidden pantry kitchen offers a 2nd Bosch dishwasher, a gas stove, dual sinks, and extensive cabinetry for ample extra storage. The dining area opens directly onto the expansive rear deck through full-height sliding glass doors. The discreet powder room completes the main floor, featuring a floating vanity with quartz, wood slats, panelling, and a high-end soft-closing pocket door. Upstairs, the primary retreat captures stunning downtown views and features a designer feature wall with organic grass cloth, a substantial walk-in closet with

custom built-ins, and a spa-inspired ensuite with heated tile floors, dual sinks, a freestanding soaker tub, and a curbless glass shower. Two additional bedrooms, a second full bathroom with heated floors, and a sound-insulated laundry room with built-in office functionality and views of Nose Hill Park complete this level. The third-storey loft provides a unique and versatile living space with vaulted ceilings, skylights, a wet bar, built-in shelving, and a private deck showcasing panoramic downtown views. A hidden &ldquo;secret room&rdquo; with skylight, built-ins, and cushioned seating adds a truly distinctive feature rarely found in residential homes. The unspoiled basement offers future development potential with blueprints by AVD Interior Design and bathroom rough-ins already in place. A rare HEATED TUNNEL connects the home to the fully insulated, triple-attached garage, creating a functional mudroom with built-ins and bench seating. Situated in the highly desirable community of Rosemont, this home offers quick access to Confederation Park, Calgary Winter Club, Nose Hill Park, schools, pathways, downtown Calgary, and major routes, including 14 Street NW and John Laurie Boulevard.