

\$2,600,000 - 43 Rosery Drive Nw, Calgary

MLS® #A2162644

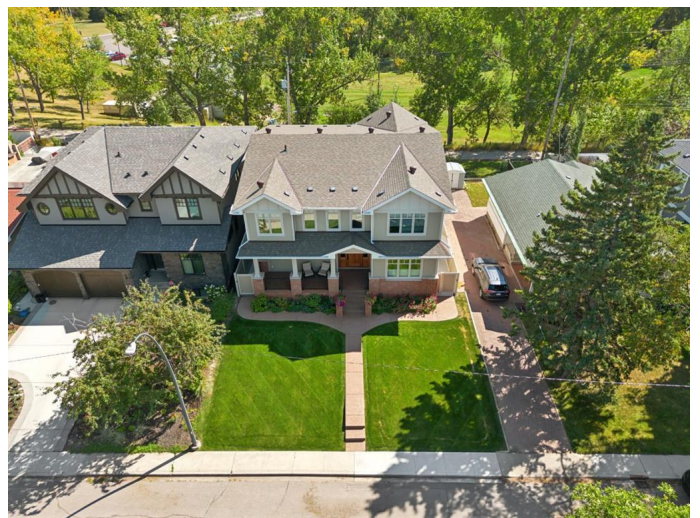
\$2,600,000

4 Bedroom, 4.00 Bathroom, 3,460 sqft

Residential on 0.14 Acres

Rosemont, Calgary, Alberta

Welcome to Rosery Dr, one of the most desirable locations within the sought after community of Rosemount. This truly one-of-a-kind home has been masterfully designed and constructed with the utmost care and skill. This absolutely stunning custom home offers approximately 5000 Sqft of developed interior space with another 900 Sqft of exterior patio space, all while overlooking the beautiful Confederation Park that this home backs on to. Throughout the 4 bed (with option to convert to 5) + 3.5 bath home, you will find solid cherrywood custom millwork, walnut floors, custom cabinetry & built-ins. At the front of the house you will find an stunning office which is completely surrounded by custom Cherry wood built-ins & features a beautiful coffered ceiling. The open kitchen features high-end Miele appliances, a large island, granite counters, copper hood & a stunning backsplash with a fireback stone feature from the 1800s. The cozy living room is centred by a large gas fireplace & more custom built-ins. From the fir beams to the wood paneling, the spacious dining room makes for an excellent spot to host those family dinners. Off of the kitchen and through the sliding doors you will find the massive deck which showcases views of the park. On the deck you will find, a beautiful gas fireplace, an electric awning, 3 gas hook-ups for a heater as well as a BBQ and a smoker. Take the elevator up & you will find a large bonus room and two spacious bedrooms along with a 4



piece main bath that features a curbless
roll-in shower. At the end of the hall is
where you will find the large laundry/craft room
complete with custom cabinetry & a salon sink.
Lastly, the gorgeous primary suite features two
electric fireplaces, blackout Hunter Douglas -
top down blinds as well as a spa-like 6 piece
ensuite with a beautiful cast iron claw tub,
double sink vanity, a large double shower and
heated tile floors. The walk-in closet is
surrounded from floor to ceiling with custom
Cherrywood cabinetry and an island with
storage centred in the middle. Travel down to
the basement and you will find in-floor heated,
acid washed concrete floors throughout, 9'™
ceilings & loads more of custom millwork. This
basement also features an open rec/games
room with wet bar & a built-in kegerator, a
theatre room, a custom 500 bottle wine room,
large gym, 4th bedroom & a 4 piece bath with
steam shower. The huge attached 4 car
garage is finished with in-floor heating, 9'™
ceilings, custom cabinetry, 200A panel + hot &
cold water service. Outside the double garage
doors you will find a large courtyard with
enough space to park 4 more vehicles or let
the kids use it as a sports court! From the
brick/hardie board siding, the triple pane Lux
windows, the Malarkey shingles, the vinyl
fence & the aggregate concrete, this house
was built to last. Also note with the elevator
which travels from basement/garage level to
the top floor, the roll-in shower and 34'™
doorways throughout, this house is wheelchair
accessible.

Built in 2019

Essential Information

MLS® #	A2162644
Price	\$2,600,000
Sold Price	\$2,575,000

Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,460
Acres	0.14
Year Built	2019
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	43 Rosery Drive Nw
Subdivision	Rosemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 1L4

Amenities

Parking Spaces	8
Parking	Quad or More Attached

Interior

Interior Features	Built-in Features, Closet Organizers, Crown Molding, Elevator, High Ceilings, No Animal Home, No Smoking Home
Appliances	Bar Fridge, Built-In Freezer, Built-In Oven, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Washer, Window Coverings
Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	4
Fireplaces	Electric, Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Awning(s), Lighting
Lot Description	Back Lane, Landscaped
Roof	Asphalt Shingle
Construction	Brick, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 3rd, 2024
Date Sold	September 13th, 2024
Days on Market	9
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bravo Realty
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