# \$889,500 - 1233 Rosehill Drive Nw, Calgary

MLS® #A2212784

## \$889,500

4 Bedroom, 4.00 Bathroom, 1,731 sqft Residential on 0.06 Acres

Rosemont, Calgary, Alberta

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 Bedroom, 3.5 Bathroom 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'II 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 Countertops, an Electric Cooktop, a Central Island with BUILT-IN Wine racks and Breakfast Bar seating-ideal for quick 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, plus 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 featuring 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!!

Built in 2014

#### **Essential Information**

MLS® # A2212784 Price \$889,500

Bedrooms 4

Bathrooms 4.00

Full Baths 3 Half Baths 1

Square Footage 1,731
Acres 0.06
Year Built 2014

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

## **Community Information**

Address 1233 Rosehill Drive Nw

Subdivision Rosemont
City Calgary
County Calgary
Province Alberta
Postal Code T2K 1M3

#### **Amenities**

Utilities Cable Connected, Electricity Connected, Garbage Collection, Natural

Gas Connected, Phone Connected, Sewer Connected, Water

Connected

Parking Spaces 2

Parking Double Garage Detached, Garage Faces Rear, Alley Access

# of Garages 2

#### Interior

Interior 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)

Appliances Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Garage Control(s),

Microwave, Range Hood, Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces '

Fireplaces Decorative, Gas, Living Room, Stone

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Lighting, Private Entrance, Private Yard, Rain Gutters

Lot Description Back Lane, Back Yard, City Lot, Front Yard, Fruit Trees/Shrub(s),

Landscaped, Lawn, Private, Street Lighting, Yard Lights

Roof Asphalt Shingle

Construction Stone, Stucco, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed April 24th, 2025

Days on Market 6

Zoning R-CG

## **Listing Details**

Listing Office RE/MAX House of Real Estate

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