

47 ROSETREE Road, Calgary T2K 1M8

MLS®#: **A2131782** Area: **Rosemont** Listing Date: **05/15/24** List Price: **\$899,000**
 Status: **Active** County: **Calgary** Change: **-\$21k, 04-Jun** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1958**
Lot Information
 Lot Sz Ar: **6,210 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,201**
 Low Sqft:
 Ttl Sqft: **1,201**

DOM

44
Layout
 Beds: **5 (3 2)**
 Baths: **2.0 (2 0)**
 Style: **Bungalow**

Parking

Ttl Park: **2**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Lane,Landscaped,Sloped**
 Park Feat: **Alley Access,Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stucco,Wood Frame,Wood Siding**
 Heating: **Standard,Natural Gas** Flooring: **Carpet,Hardwood,Laminate**
 Sewer: Ext Feat: **Garden,Private Yard** Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Garage Control(s),Microwave,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **No Smoking Home,Storage**
 Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|--------------|-------|---------------|-------------------|-------|---------------|
| Living Room | Main | 19`2" x 13`2" | Dining Room | Main | 10`0" x 10`0" |
| Kitchen | Main | 14`8" x 9`8" | Bedroom - Primary | Main | 11`2" x 10`9" |
| Bedroom | Main | 11`8" x 10`1" | Bedroom | Main | 10`8" x 9`0" |
| 4pc Bathroom | Main | 10`8" x 6`10" | Family Room | Lower | 13`8" x 13`2" |
| Bedroom | Lower | 11`4" x 10`1" | Bedroom | Lower | 12`7" x 8`5" |
| Workshop | Lower | 17`7" x 8`9" | Storage | Lower | 6`10" x 5`3" |
| Storage | Lower | 6`9" x 4`6" | Laundry | Lower | 12`11" x 8`2" |

4pc Bathroom

Lower

8`1" x 6`8"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

5488HM

Zoning:
R-C2

Remarks

Pub Rmks: **Welcome to 47 Rosetree Road NW, in the sought after community of Rosemont. Meticulously maintained, this home has 2,266 sf of developed space. Timeless oak flooring on main, gas fireplace in living room. Newer kitchen has stainless steel appliances & granite counters. Updated Windows offer an abundance of light. Air Conditioned. Exterior of house and garage painted in 2020. Main floor has 3 good sized bedrooms, bathroom with a claw foot tub & large glassed-in shower. Total 3 + 2 bedrooms, 2 full bathrooms, double garage, private yard with patio and more. The lower level offers, 2 bedrooms, 4-pc bathroom, family room and plenty of storage areas. Double garage with 2 single doors. Enjoy the view of the large green space across the street. Short walk to off leash area. Close to UofC, SAIT, Rosemont Elementary School, shopping, and Confederation Park. Easy access to downtown from 10th and 14th by car or take Bus Route 5. Confederation Park offers year round fun, picnic areas, toboggan hills, cycle paths, tennis courts, baseball diamonds, flower/rock garden, wetland, playground and more. Easy to view.**

Inclusions:
Property Listed By: **TREC The Real Estate Company**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









