



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**30 ROSELAWN Crescent, Calgary T2K 1K6**

MLS®#: **A2152277**      Area: **Rosemont**      Listing Date: **08/01/24**      List Price: **\$2,599,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2023**  
Lot Information  
 Lot Sz Ar: **7,685 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,781**  
 Low Sqft:  
 Ttl Sqft: **2,781**

DOM

**48**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **3.5 (3 1)**  
 Style: **Bungalow**

Parking

Ttl Park: **4**  
 Garage Sz: **2**

Access:  
 Lot Feat: **Back Lane,Back Yard,Views**  
 Park Feat: **Double Garage Attached,Front Drive,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Concrete,Stucco**  
 Heating: **High Efficiency,Natural Gas**      Flooring: **Ceramic Tile,Hardwood,Tile**  
 Sewer:      Water Source:  
 Ext Feat: **Private Yard**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Refrigerator,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Garburator,Gas Stove,Humidifier,Instant Hot Water,Range Hood,Tankless Water Heater,Washer**

Int Feat: **Bookcases,Closet Organizers,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,See Remarks,Stone Counters,Tankless Hot Water,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>17`10" x 14`0"</b>	<b>Dining Room</b>	<b>Main</b>	<b>17`6" x 12`10"</b>
<b>Living Room</b>	<b>Main</b>	<b>28`4" x 20`0"</b>	<b>Family Room</b>	<b>Basement</b>	<b>25`6" x 14`10"</b>
<b>Foyer</b>	<b>Main</b>	<b>14`2" x 13`5"</b>	<b>Laundry</b>	<b>Main</b>	<b>10`0" x 8`3"</b>
<b>Mud Room</b>	<b>Main</b>	<b>8`11" x 7`6"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>14`4" x 12`10"</b>
<b>Bedroom</b>	<b>Main</b>	<b>12`3" x 11`11"</b>	<b>Bedroom</b>	<b>Main</b>	<b>12`3" x 11`11"</b>

<b>Bedroom</b>	<b>Basement</b>	<b>14`7" x 11`2"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>5`11" x 4`6"</b>
<b>3pc Bathroom</b>	<b>Basement</b>	<b>9`4" x 6`10"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>11`5" x 4`11"</b>
<b>5pc Ensuite bath</b>	<b>Main</b>	<b>14`3" x 12`10"</b>			

Legal/Tax/Financial

Title:	Zoning:
<b>Fee Simple</b>	<b>R-C1</b>
Legal Desc:	<b>268HP</b>

Remarks

Pub Rmks: **Step into luxury living in the heart of Rosemont! This brand-new custom-built bungalow, nestled just steps away from Confederation Park, is a masterpiece in the making. This home is in the final stages of completion, promising a perfect blend of elegance and modern design. As you enter, be greeted by a spacious foyer that sets the tone for the grandeur within. The main living areas boast 10-foot ceilings, creating an expansive and airy ambiance. The generously sized living room is bathed in natural light streaming through large windows, accentuating the beauty of the space. A custom-built library wall adds a unique touch, making this home truly one-of-a-kind. Upstairs, discover three large bedrooms, two full bathrooms, and a conveniently placed powder room off the kitchen. The kitchen itself is a chef's delight, featuring a sizable walk-in butler's pantry complete with shelving and storage for all your culinary needs. The dining room is a haven of natural light, thanks to its expansive doors leading to the deck. Picture yourself entertaining guests in this stylish space, surrounded by the beauty of Rosemont. The primary bedroom is a retreat in itself, offering a built-in walk-in closet and a spacious ensuite with a large walk-in shower, a free-standing tub, and a double vanity. Every detail speaks to luxury and comfort. Venture downstairs to the basement, where a built-in locker system awaits your arrival from the oversized drive-under garage. This garage is a car enthusiast's dream, promising both functionality and style. Don't miss the chance to make this extraordinary home yours. Experience the epitome of high-end living in Rosemont. Contact us now to schedule a viewing and take the first step towards calling this stunning property your own! For more details, including photos, builder plans and more, click the links below.**

Inclusions:	<b>N/A</b>
Property Listed By:	<b>eXp Realty</b>

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