

# \$1,990,000 - 14 Rosetree Road Nw, Calgary

MLS® #A2203464

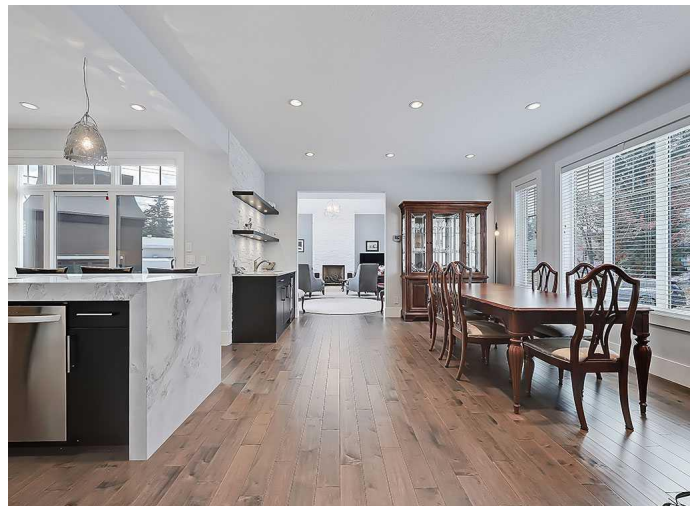
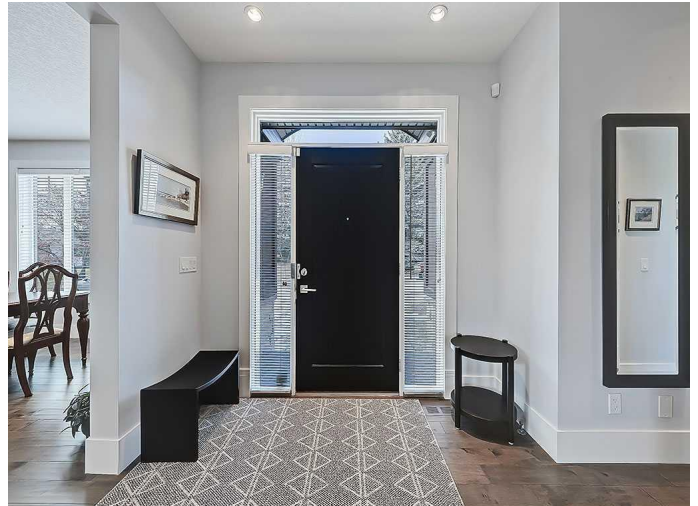
**\$1,990,000**

4 Bedroom, 4.00 Bathroom, 2,613 sqft

Residential on 0.12 Acres

Rosemont, Calgary, Alberta

Nestled in the sought-after community of Rosemont, this stunning home offers the perfect blend of modern design and timeless craftsmanship. Ideally located, Rosemont provides easy access to top-rated schools, shopping, dining, and major commuter routes. Just steps from Confederation Park, enjoy scenic pathways, playgrounds, and year-round outdoor activities—all while being minutes from downtown Calgary. This beautifully crafted two-story home features over 3700 sq. ft. of thoughtfully designed living space with high-end finishes throughout. With four bedrooms, 3.5 bathrooms, an oversized double detached garage, and a fully landscaped, fenced yard, every detail has been carefully considered and meticulously maintained. Plus, the rear alley is scheduled to be paved by the city this year, adding to the home's convenience and appeal. Inside, premium finishes create a warm yet sophisticated atmosphere. Wide-plank hardwood flooring, quartz countertops, and floating vanities with under-mount lighting add a touch of elegance. The living room feels bright and open with its impressive 16-foot ceilings, while in-floor heating in the bathroom primary and basement bathroom adds an extra layer of comfort. A main floor office provides the perfect space for remote work or quiet study. The gourmet kitchen is a chef's dream, featuring stainless steel appliances, a large quartz waterfall island, and a seamless flow to the private composite deck—perfect



for entertaining, complete with a stunning outdoor gas fireplace for those cooler evenings. Upstairs, the primary suite is a true retreat with a spacious walk-in closet and a spa-like ensuite featuring a stand-alone tub and steam shower. The fully finished lower level is designed for relaxation and entertainment, offering a media room, wet bar, games area, and a generous fourth bedroom with a full bath. Located on a quiet street in one of Calgary's most desirable neighborhoods, this exceptional home is move-in ready. Experience the best of Rosemont in a home that combines quality, comfort, and convenience.

Built in 2014

**Essential Information**

MLS® #	A2203464
Price	\$1,990,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,613
Acres	0.12
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	14 Rosetree Road Nw
Subdivision	Rosemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 1M6

## Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	Bar, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting, See Remarks, Tankless Hot Water, Wet Bar, Wired for Sound
Appliances	Bar Fridge, Dishwasher, Dryer, Freezer, Gas Stove, Microwave, Refrigerator, Washer, Wine Refrigerator
Heating	In Floor, Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Great Room, Outside
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Fire Pit, Garden, Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Corner Lot, Front Yard, Garden, Gentle Sloping, Landscaped, Lawn, Reverse Pie Shaped Lot, Treed
Roof	Asphalt Shingle
Construction	Brick, Stone, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 19th, 2025
Days on Market	40
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.