

**5 Roselawn Crescent NW**  
**Calgary, Alberta**
**MLS # A2248096**

**\$1,649,500**

<b>Division:</b>	Rosemont		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	2,070 sq.ft.	<b>Age:</b>	1960 (65 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Aggregate, Double Garage Attached, Parking Pad		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Corner Lot, Fruit Trees/Shrub(s), Garden, Landscaping		

<b>Heating:</b>	Boiler, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Bookcases, Built-in Features, Ceiling Fan(s), High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Skylight(s), Storage, Vaulted Ceiling(s)		
<b>Inclusions:</b>	air conditioner		

Welcome to Rosemont — where charm meets convenience in one of Calgary's most sought-after inner-city neighbourhoods. Perfectly positioned on a prime corner lot at Roselawn Crescent and Rosery Drive, this beautiful home is just steps from Confederation Park and minutes from the golf course. With a west-facing orientation and a sunny south backyard, you'll enjoy light-filled days and warm, golden evenings in every season. Inside, you're greeted by 4 spacious bedrooms, including a main-floor room that easily doubles as a cozy home office or quiet study. The heart of the home is the open-concept main floor, where a bright and welcoming living room flows seamlessly into a chef-inspired kitchen featuring generous counter space, elegant tile inlay floors, and a premium 6-burner Viking gas range — perfect for creating memorable meals. The primary suite is a true retreat, offering a spa-like ensuite designed for relaxation. Gather around the table in the spacious dining room or step through the French doors into your sun-soaked backyard, complete with a large deck that's perfect for summer barbecues and evening get-togethers. The lower level is made for both fun and comfort, with a second living/media room, an impressive bar, a spacious bedroom, a full bathroom, and a versatile flex space ideal for a gym, hobby area, or office. Polished concrete floors with in-floor heating keep everything warm and inviting all year long. This home has been extensively updated for comfort, style, and peace of mind, including: 2020: New roof, furnace, air conditioning, boiler, hot water tank, and in-floor heating system 2021: New garage doors and openers An attached two-car heated garage — with extra workshop/storage space — plus an extended driveway means you can comfortably park up to six vehicles. Whether you're

hosting friends, working on a project, or simply relaxing at home, this Rosemont gem offers the space, warmth, and upgrades you've been looking for.