

45 Rossmere Road SW
Calgary, Alberta

MLS # A2214490



\$840,000

Division:	Rosscarrock		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Up/Down		
Size:	1,703 sq.ft.	Age:	2012 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Landscaped, Level, Low Maintenance Landscape, Rectangular L		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Quartz Counters		

Inclusions: N/A

****OPEN HOUSE Saturday May 10th 12:00 PM - 2:00PM**** Step into a home where every detail has been thoughtfully designed for comfort, luxury, and modern living. From the rich hardwood floors to the heated bathrooms on every level, this property offers a perfect balance of elegance and practicality. Enjoy 9-foot flat painted ceilings on all floors, quartz countertops throughout, and stylish top-down, bottom-up blinds on the main and upper levels. The home's exterior features permanent roofline lighting and a low-maintenance concrete backyard, creating a space that's as effortless as it is inviting. Major upgrades completed in 2023 include a Kinetico water softener, a tankless water heater, and new top-of-the-line Samsung dishwasher, washer, and dryer. The garage was fully renovated with epoxy flooring, slatwalls, overhead storage racks, a WiFi-enabled garage door, and rough-in for a future EV charger — built for today's lifestyle. This is a home that truly elevates everyday living. Book your private showing today and experience the difference firsthand.