

**31 Rosetree Road NW
Calgary, Alberta**

MLS # A2301030



\$1,449,900

Division:	Rosemont		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,886 sq.ft.	Age:	1958 (68 yrs old)
Beds:	4	Baths:	3
Garage:	Alley Access, Garage Faces Rear, Heated Garage, Oversized, Triple Garage		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

Inclusions: wall-mounted TV/bracket in basement bedroom, desk & built-in upper cabinets in basement office, alarm system hardware, entertainment unit in rec room, fridge in mudroom, 2 storage sheds, security cameras, Ecobee thermostats, Blink doorbell, wet bar fridge, mounted speakers in garage

****OPEN HOUSE: Sat April 18, 2026 from 1 to 3pm**** Behold…welcome to your new home! Located here in one of Northwest Calgary’s most exclusive neighbourhoods is this incredible estate home…a stunning showpiece of fine living with a total of 4 bedrooms, oak hardwood floors & maple kitchen with stainless steel appliances, oversized heated 3 car garage & private low-maintenance West backyard for your outdoor pleasure. Offering over 3400sqft of living space, this custom-crafted bungalow will take your breath away the moment you step through the front door, with its expansive great room with wood-burning fireplace & vaulted ceilings with engineered trusses, open concept dining room with built-in hutch for your formal entertaining & airy dining nook for casual family meals & breakfasts. Next to the kitchen is a fantastic mudroom/office area complete with built-in desk, walk-in closet, built-in shoe storage & lockers. At the heart of your new home is the beautifully appointed kitchen with bird’s eye maple cabinetry & granite counters, large centre island with raised bar & built-in wine rack, walk-in pantry & upgraded Bosch appliances including built-in convection oven & dishwasher, plus Dacor gas cooktop & Zephyr chimney hoodfan. The hardwood floors continue into the 3 main floor bedrooms which are highlighted by the owners’ retreat with walk-in closet, private access into the backyard & relaxing soaker tub ensuite with shower & granite counters. The amazing lower level is finished with a 4th bedroom & a 3rd full bathroom (with walk-in shower), office area with built-in cabinets & desk (which is included), bright games room with granite-topped wet bar, recreation/media room with entertainment centre (also included) & an exercise/lounge area. The detached 3 car garage is oversized & drywalled, with ducted heating,

9.5' ceilings, workshop area with built-in shelving & prepped for 220V/20amp/30amp. Additional features include the lower level laundry room with Bosch washer/dryer & loads of cabinets, 2 furnaces & 2 hot water tanks, irrigation system, wrap-around covered verandah & accessible from both the front door & dining room, fir construction walls strapped with extra 2" spruce (resulting in 6" for added insulation) & 40year roof shingles (installed in 2013). The low-maintenance & fenced West backyard is your private outdoor sanctuary;with its sprawling 1000sqft+ brick patio & 2 sheds;one for storage & the other for your lawn equipment. Originally a side-by-side duplex, & converted in 2002 by Morrison Maurer into what you see today;completely stripped to the studs with all new plumbing, electrical & heating. A truly extraordinary home located across from a park, surrounded by a mixture of charming original & renovated mid-century homes as well as new builds, in this prime location in this mature established community close to neighbourhood schools & shopping, only a few short minutes to the Winter Club & Nose Hill Park, Confederation Park & quick easy commute to downtown.