

# \$2,399,900 - 30 Roselawn Crescent Nw, Calgary

MLS® #A2198823

**\$2,399,900**

4 Bedroom, 4.00 Bathroom, 2,768 sqft

Residential on 0.18 Acres

Rosemont, Calgary, Alberta

Experience the pinnacle of luxury living in the coveted Rosemont neighborhood! This newly constructed, custom-designed bungalow, just steps from the serene Confederation Park, is a true architectural gem. Offering a seamless blend of contemporary style and timeless elegance, this home is designed for those who appreciate the finest in both form and function. As you step through the grand foyer, you'll immediately sense the spaciousness of the home, with soaring 10-foot ceilings throughout the main floor, creating an open, airy atmosphere. Rich hardwood flooring flows gracefully across the living spaces, enhancing the home's refined aesthetic. The expansive living room is bathed in natural light, with large windows that showcase the beauty of the interior and offer stunning views of the surrounding area. A custom-designed library wall adds an exclusive touch, making this home unlike any other.

On the main floor, you'll find three generously sized bedrooms, including the luxurious primary suite, which features a walk-in closet and a spa-inspired ensuite with a freestanding tub, large walk-in shower, and double vanity. Two additional full bathrooms and a powder room off the kitchen provide added convenience.

The chef's kitchen is nothing short of spectacular, with an enormous 18-foot island perfect for entertaining or casual dining. A massive walk-in butler's pantry provides ample storage and organization for all your



culinary essentials, while the stone backsplash expertly installed by a masonry craftsman adds a striking design element. The dining room, illuminated by natural light from expansive doors that open to the deck, offers the perfect setting for entertaining guests. Picture yourself hosting dinners and enjoying the beautiful surroundings of Rosemont from this inviting space. Descend to the fully finished basement, where you'll find a custom-built locker system, ideal for organizing your belongings after parking in the oversized drive-under garage. This garage is every car enthusiast's dream, offering both functionality and sleek style. Outside, the backyard features a sports court, ideal for hosting your own pickleball tournaments or enjoying recreational activities. Don't miss your opportunity to own this extraordinary home. Schedule a private viewing today and experience the ultimate in high-end living in Rosemont. For more details, including photos, builder plans, and more, click the links below.

Built in 2023

### **Essential Information**

MLS® #	A2198823
Price	\$2,399,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,768
Acres	0.18
Year Built	2023

Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	30 Roselawn Crescent Nw
Subdivision	Rosemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 1K6

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Bookcases, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Vinyl Windows, Walk-In Closet(s), Stone Counters, Tankless Hot Water
Appliances	Bar Fridge, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Range Hood, Washer, Window Coverings, Garburator, Gas Stove, Humidifier, Instant Hot Water, Tankless Water Heater
Heating	High Efficiency
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Views
Roof	Asphalt Shingle
Construction	Concrete, Stucco

Foundation            Poured Concrete

### **Additional Information**

Date Listed            March 6th, 2025

Days on Market        35

Zoning                  R-CG

### **Listing Details**

Listing Office           eXp Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.