

# \$840,000 - 45 Rossmere Road Sw, Calgary

MLS® #A2214490

**\$840,000**

4 Bedroom, 4.00 Bathroom, 1,703 sqft

Residential on 0.06 Acres

Rosscarrock, Calgary, Alberta

**\*\*OPEN HOUSE Saturday May 3rd 12:00 PM**

**-Â 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 homeâ€™s exterior features permanent roofline lighting and a low-maintenance concrete backyard, creating a space thatâ€™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 â€“ built for todayâ€™s lifestyle.

This is a home that truly elevates everyday living. Book your private showing today and experience the difference firsthand.

Built in 2012

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2214490          |
| Price          | \$840,000         |
| Bedrooms       | 4                 |
| Bathrooms      | 4.00              |
| Full Baths     | 3                 |
| Half Baths     | 1                 |
| Square Footage | 1,703             |
| Acres          | 0.06              |
| Year Built     | 2012              |
| Type           | Residential       |
| Sub-Type       | Semi Detached     |
| Style          | 2 Storey, Up/Down |
| Status         | Active            |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 45 Rossmere Road Sw |
| Subdivision | Rosscarrock         |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3C 2N8             |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Quartz Counters                                |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Fireplace(s), Forced Air, Natural Gas   |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Electric  |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

**Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | Private Yard   |
| Lot Description   | Back Yard, Landscaped, Level, Low Maintenance Landscape, Rectangular Lot |
| Roof              | Asphalt Shingle  |
| Construction      | Stone, Stucco, Wood Frame, Wood Siding                                   |
| Foundation        | Poured Concrete  |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 24th, 2025 |
| Days on Market | 8                |
| Zoning         | R-CG             |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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