

\$835,000 - 45 Rossmere Road Sw, Calgary

MLS® #A2214490

\$835,000

4 Bedroom, 4.00 Bathroom, 1,703 sqft

Residential on 0.06 Acres

Rosscarrock, Calgary, Alberta

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.

Built in 2012

Essential Information

MLS® #

A2214490



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|----------------|-------------------|
| Price | \$835,000 |
| 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 | 40 |
| Zoning | R-CG |

Listing Details

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

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