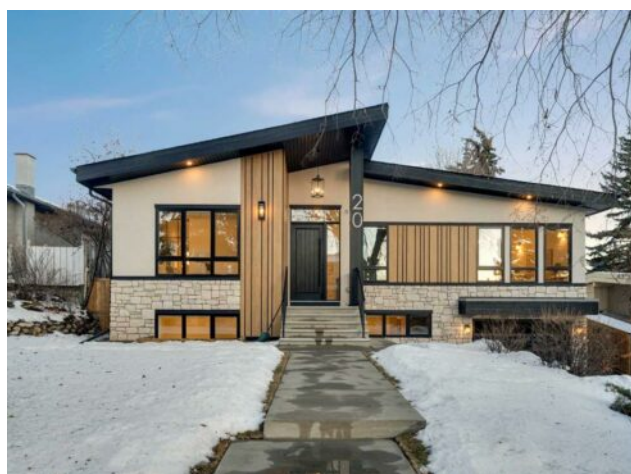


20 Roselake Street NW  
Calgary, Alberta

MLS # A2275523



## \$1,895,000

<b>Division:</b>	Rosemont		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,764 sq.ft.	<b>Age:</b>	1963 (63 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Driveway, Heated Garage, Insulated, Single Garage Attached, Triple Garage		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Many Trees, Rectangular Lot, Street Lighting		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Beamed Ceilings, Built-in Features, Central Vacuum, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Steam Room, Storage, Tankless Hot Water, Walk-In Closet(s), Wet Bar

**Inclusions:** N/A

Welcome to this exceptionally renovated luxury bungalow, situated on a massive lot just steps from Confederation Park. Thoughtfully redesigned from top to bottom, this home blends timeless elegance with modern functionality, offering an unmatched level of quality and detail throughout. The main level impresses with 10-foot ceilings, 8-foot doors, and a striking 42" x 8" custom entry door, creating an immediate sense of scale and sophistication. 7.5" engineered oak flooring, oak beams, and a beautifully finished coffered ceiling office add warmth and architectural character. The kitchen is equipped with custom appliances including a statement 48" refrigerator, enhanced by under- and in-cabinet LED lighting for both style and practicality. The spa-inspired ensuite features heated floors and a luxurious steam shower, while the main-level washroom showcases marble flooring, a custom vanity, and designer finishes. Custom closets, blinds throughout, and clean, casing-free windows complete the refined interior. This home is equally impressive behind the scenes with a water-on-demand system, AC rough-in, Progressive New Home Warranty, and a 200-amp electrical combo servicing both the home and rear garage. Car enthusiasts and hobbyists will appreciate the oversized heated front single garage, epoxy flooring in both garages, a triple heated rear garage, and even a dog wash station in the front garage. Outdoor living is elevated with a BBQ gas line on the deck and fully completed landscaping, including custom concrete flower beds in both the front and backyard. This is a rare opportunity to own a fully custom, substantially renovated bungalow on a premium lot in one of the city's most desirable inner-city locations, steps to green space, walking paths, shopping and everything Confederation Park has to offer.