



Welcome to Elegant '3530 ROSEMARY HEIGHTS CRESCENT'

Offered For Sale @ \$1,528,000

SUPERIOR LOCATION."Like New" Remodelled Executive home in Rosemary Heights.UPDATED throughout-Hardwood,Heat pump/AC,carpets,designer paint & lighting-Move in Ready.4500sf South-facing lot-5bed/4bath home-4 BEDS UP!! Beautiful street appeal w its front covered Veranda & Rear PRIVATE GREENBELT boasting SOUTH private yard w spacious patio w BBQ hook-up & SUNNY grassy area-In-Ground Sprinklers front & rear.Main level 9' ceilings open concept Kitchen,18' Soaring Vaulted Living w gas FP,& Dining area-are great for entertaining.White Kitchen cabinets/NEW w Silestone & Stainless Steel appliances.SPACIOUS Master w Bright Windows & Parkview & 5-piece spa-inspired Ensuite.Shows like NEW.Home has had No Pets & No Smoking.Bsmt walks out to rear yard-fully finished w Rec Room/Exercise/Playroom/Bedroom/Bath/Suite Rough-In.Ample Parking w double car garage & driveway.Added Garage Storage.Rosemary Heights Elementary,Morgan Creek Golf & Driving Range,Parks,Restaurants,Montessori & Creative Kids Daycare,Shopping-All within walking distance.

UPGRADES / FEATURES OF THIS HOME: UPDATES THROUGHOUT:

ALL NEW in 2016: Engineered Hickory Hardwood Main, New Carpeting Throughout, Kitchen Cabinets & Hardware, Lighting Fixtures-Pot Lights-Dimmer Switches

DINING ROOM	Engineered Hickory Hardwood; Designer Lighting with Dimmer
KITCHEN	Custom White Cabinetry (2016), Tile Backsplash, Silestone Countertops, Undermount Double Sink, Large Pantry, All Doors & Drawers have soft-close Feature & Pull-outs, Four Stainless Appliances & Garburator, ALL appliances 2-5 years young! Overhead Pot Lights; Crumb Vacuum Sweeper
EATING AREA	Bright with Garden View close to Kitchen; Hardwood
FAMILY ROOM	Engineered Hickory Hardwood; Bright Wall Length Windows add Light; Ceiling Pot Lights on Dimmer; Open View to Kitchen & Eating Area; Walkout to Rear SouthEast Yard, Patio & GreenBelt Park
LIVING ROOM	Vaulted Ceiling to 18', Window detail & Window Seating detail; Engineered Hickory Hardwood; Gas Fireplace Insert; Ceiling Pot Lights, Designer Entrance Chandelier
LAUNDRY/POWDER	LG Front Load Washer/Dryer & Pedestals (2000); 2-piece Powder
MASTER BEDROOM	Spacious & Bright Retreat, Quiet Aspect onto Private Greenbelt; Feature Windows beautify the Solitude; Bench Seating Window Parkview Feature;Walk-in Closet with organizers;Ceiling Fan
MASTER SPA ENSUITE	Five piece, Double Sinks, NEW Designer Paint; Soaker Tub surrounded by Tile, Tile Encased Shower; Engineered Hardwood Flooring
UPSTAIRS: 2ND, 3RD & 4TH BEDROOM	Bedrooms with Designer Paint & Window & Window Seat Features; 2 Bedrooms share 4-piece Bathroom with Shower/Tub Privacy
BASEMENT: GUEST BEDROOM	Spacious Separate Guest Bedroom
BSMT BATH	4 Piece Bathroom; Ceramic Tile and Soaker Tub
OFFICE:	Office Space; Also contains Rough-In for Future Suite with Walkout
RECREATION RM	Great Spacious Recreational Space for Theatre or Games/Playroom
EXERCISE AREA	Optional Exercise Area

REAR YARD	In-ground Sprinklers; Exit to GreenBelt; Fence NEW 2016; Garden Shed; Perennial Garden; Window Well Covers
FRONT YARD	In-ground Sprinklers; Private Covered Veranda; Street Appeal
DOUBLE GARAGE	Spacious; Affixed Loft Perimeter Storage Shelf; Remote Entry Keypad; and Attic Storage above Garage

ADDITIONAL FEATURES OF THIS HOME:

- GREENBELT LOCATION in EXECUTIVE NEIGHBOURHOOD-Rosemary Heights
- HIGHLY DESIRABLE WALKABILITY to Rosemary Heights Elementary
- Walk to: School, Morgan Creek Golf & Driving Range, Parks, Restaurant, Shopping, Playgrounds, Daycare Centres: Montessori & Creative Kids
- QUALITY Built by FOXRIDGE Homes
- QUIET Neighbourhood location with a SouthEastern exposure backyard
- Where can you find?: Parks, Greenspace, School, Golf-All WALKING DISTANCE+++
- 4 Bedrooms Upstairs : PLUS 1 Bedroom Bsmt
- Basement: Rough-in for Future Suite and Walk-out to Rear Yard
- HEAT PUMP - NEW 2014 - Provides Central Air Conditioning and Heat
- Hot Water Tank replaced 2015 - 50 Gallon - High Efficiency
- Custom Millwork and High Profile Baseboard Moulding
- Crown Moulding Throughout
- 2" Faux Wood Blinds Throughout
- Surge Protector for Household Electrical Security
- Designer Paint throughout
- Spacious Double Car Garage; Garage Door Opener with Remote Entry Keypad
- Garage has affixed Loft Hanging Storage on Perimeter
- Covered Private SouthEast BBQ Patio off kitchen; Natural Gas Bib; & Screen Door
- Built-in Vacuum System
- Security System Throughout
- In-Ground Sprinkler Front & Rear
- Custom Basement Window Well Covers
- All Rooms have Designer Dimmer Lighting
- Perennial Landscaping; & Window Well Covers
- NEW Rear Cedar Perimeter Fencing 2016
- There has been No Smoking & No Pets in this home
- Exterior Wood Siding - Exterior Paint with Elastomeric Paint: 2015
- Cement Tile Roof 2003 - 50year Warranty
- See online Cinematic Video & Floorplan @ www.evonmayer.com

Equal Payment Monthly Hydro: \$120.00
 Equal Payment Monthly Gas: \$50.00
 Annual City Tax: \$5272.90



