

URBANUPGRADE & NEWINFILLS

159 ROSERY DRIVE NW | FEATURES & SPECIFICATIONS

FEATURES

- Custom-Built Estate Home by Renowned Builder Alloy Homes
- Winner of the 2025 BILD Award for Housing Excellence
- Situated on an Oversized Lot with Breathtaking Views of Downtown & Nose Hill Park
- Over 4,900 Square Feet of Total Living Space (3,087 Sq Ft Above Grade)
- Professional Interior Design by AVD
- Triple Pane Argon Glass by Lux Windows
- 3 Bedrooms Above Grade + 3rd Storey Loft with Vaulted Ceilings
- Triple Attached Garage via Underground/Enclosed Tunnel Connecting Home & Garage
- Solid Core Doors & High-Profile Baseboards Throughout
- Spray Foam Insulation Throughout
- All Cabinets are Custom Built on Site
- Push Panel Cabinets Throughout
- Japanese Style Heated and Night-Lit Customizable Bidet Toilet Seats
- High Efficiency, Soft-White, and Dimmable LED Lighting Throughout
- Built-In LED Stair Lighting
- Full Wifi Coverage Design Utilizing Ubiquiti Wireless Access Points On All Floors
- Engineered Oak Hardwood Flooring Throughout
- Soaring Flat Painted Ceilings
- Fully Landscaped with Large Multi-Tier Deck with Ceiling-Mounted Electric Heaters

MAIN FLOOR

- Oversized Solid Wood Front Door with Triple Point Locking System
- Quarter-Sawn Oak Built-in Front Closet
- Kitchen with High-End Slow-Close Custom Cabinetry with Rift Cut White Oak, Quartz Countertops, Pull-Out Drawers, Dual S/S Sinks with Garburator, Tile Backsplash, High-End Miele Appliances (Fridge/Freezer, Induction Cooktop, Steam Oven), Faber Hood Fan with Wood Panelling & Bosch Dishwasher
- 12-Foot Central Island with Breakfast Bar Seating & Discrete Push Panel Storage Cabinets
- Hidden Pantry with 2nd Bosch Dishwasher, Samsung 5 Burner Gas Stove, Faber Hood Fan, Quartz, Dual S/S Sinks, Tile Backsplash, Extensive Shelving, Pull Out Drawers & Window
- Living Room with Window Wall, Gas Fireplace with Tiled Border and Wood Slats, Built-In Shelving and TV Niche

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- Formal Dining Area with Full-Height Sliding Glass Doors to Back Deck, Built-In Cabinets with Quartz Countertops, Tile Backsplash & Shelving with Lighting
- Massive Multi-Level Back Deck, with Uncovered & Covered Area with 2 Ceiling-Mounted Heaters, and Stunning Views of Downtown
- Discrete Powder Room with Floating Vanity with Quartz, Wood Slats, Panelled Wall, Functional Hidden Storage & High-End Soft-Close Pocket Doors
- Automated Hunter Douglas Blinds with Pebble Remote

SECOND FLOOR

- Extra Insulation in all Rooms for Noise Dampening
- Sound Insulated Laundry Room/Office with Discrete Washer/Dryer Cabinet, Laundry Sink, Hanging Rod, Tile Backsplash, Shelving, Cabinets & Large Window with View of Nose Hill Park
- Primary Bedroom with Oversized Windows offering Stunning Views and Organic Cloth Wallpaper/Panelled Moulding with 2 Wall Sconces
- Huge Walk-In Closet, with Drawers and Quartz Countertop, Numerous Drawers, Built-In Shelving & Window
- Ensuite with Heated Tile Flooring, Extended Vanity with Quartz Countertops, Dual Undermount Sinks, Wall-Mounted Plumbing Fixtures, Floating Mirror with Feature Lighting, Freestanding Soaker Tub with Tiled Wall, Large Walk-In Curb-less Shower with 10 mm Glass Enclosure, Rain Shower Head and Wand
- 2nd Bedroom with Panelled Wall, Large Window, Walk-In Closet with Built-In Drawers and Shelving, Hanging Chair (Support Beam Above), and Direct Access to Full Bath
- High-End Soft-Close Pocket Doors in Bathroom
- 3rd Bedroom with Large Window, Closet with Built-Ins
- Full Bath with Heated Tile Flooring, Oversized Vanity with Quartz/Undermount Sink & Curb-less Shower
- Tuscan Linen Custom Drapery Throughout

LOFT

- Vaulted Ceilings
- Skylight Above Staircase
- High-end Crystal Clear Glass Railings
- Wood Deck with Hanging Chair
- TV Niche, Built-In Shelving & Windows on Both Sides
- Hidden Reading Nook with Additional Skylight, Shelving, Wood Slat Wall, Sconce Light & Custom High-Density Cushion
- Hidden Cabinetry with Slat Double Doors

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- Wet Bar with Quartz Countertops, Tile Backsplash, Shelving, Soft Closing Drawers & Beverage Fridge

BASEMENT

- Blueprint Available for Basement Recreation Room, Bathroom and Bedroom Created by AVD Interior Design
- High Efficiency Hydronic Zones In-Floor Heating in Basement, Tunnel and Garage
- Large Storage Room with Windows (Perfect for Future Wine Room)
- Bathroom Rough-Ins

TUNNEL/GARAGE

- Developed Mud Room with In-floor Heating, Bench, Luxury Vinyl Plank Flooring, Built-In Closets & Counter with Shelving
- Triple Attached Garage, Fully Insulated, Drywalled & Heated
- Wired for 220V, Ready for Electric Car

PLUMBING, HEATING & ELECTRICAL

- Filtered Water System (Services Loft, Office & Both Kitchens)
- High Efficiency Hot Water Boiler and Zoned Furnace
- Tiger Hot Water Tank (Insulated Stainless Steel), 300L
- Air Conditioning System by Carrier
- Water Softener
- 200 Amp Electrical Panel
- Radon Rough-In

EXTERIOR

- Low Maintenance Stucco and Lux Random Plank Metal Steel Cladding
- Fully Landscaped & Fully Fenced
- Large Multi-Tier Deck with Ceiling-Mounted Electric Heaters
- Garden Beds & Poured Concrete Steps/Walkways
- Crystal Clear Tempered Glass Railings Throughout

WARRANTY

- Building Envelop Warranty (2 Years Remaining)
- Structural Warranty (7 Years Remaining)

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