



GRASSROOTS

REALTY GROUP

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**94 Royston Park NW
Calgary, Alberta**

MLS # A2274456



\$699,900

Division:	Haskayne		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,834 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Concrete, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Please watch Virtual Tour# Welcome to your dream home in the highly sought-after, brand-new community of Haskayne in Rockland Park! This stunning, never-lived-in, 1,833 sq ft two-storey residence perfectly blends modern design with functional family living. Step inside to discover an inviting and open-concept main floor flooded with natural light. The heart of the home features Electric Fireplace with a feature wall, gourmet kitchen with quartz countertops, stainless steel appliances, and a large central island, flowing seamlessly into the spacious living and dining areas. A highly valuable main floor office provides the perfect quiet space for working from home or studying. Upstairs, the home continues to impress. The private quarters include three generous bedrooms, highlighted by a luxurious primary suite complete with a ensuite and walk-in closet. A central, versatile Bonus Room offers a fantastic secondary gathering space—ideal for a media room, play area, or teen retreat. Haskayne offers a premier NW Calgary lifestyle with quick access to the mountains, extensive pathways, and the planned amenities of Rockland Park. Don't miss the opportunity to be the very first to call this exquisite property home!