



103 Haskayne Drive NW
Calgary, Alberta

MLS # A2283609



\$769,900

Division:	Haskayne		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,133 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Faces Rear		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding , Composite Siding, Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Skylight(s), Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

Inclusions: Main walk-in closet organizer and bottom office closet organizer, Solar Panels

Discover refined bungalow living at 103 Haskayne Drive NW, a beautifully designed, heavily upgraded, and fully developed home in the sought-after community of Rockland Park. Offering over 2,200 sq. ft. of developed living space, including a fully finished basement, this 3-bedroom, 2.5-bathroom home blends modern interior design with a charming rustic exterior, creating the perfect balance of warmth, style, and functionality. Step inside to an inviting open-concept main floor, where the upgraded exterior elevation allows for vaulted ceilings with clerestory windows, along with 10' ceilings, creating a bright and airy atmosphere throughout the main living space. The living room is anchored by a stunning floor-to-ceiling tiled fireplace, adding both warmth and contemporary style. Skylights over the kitchen allow natural light to pour into the space, enhancing the home's bright and welcoming feel. At the heart of the home is the beautifully appointed kitchen featuring two-tone cabinetry, a full-height quartz backsplash, sleek modern finishes, and a premium appliance package including a Bosch gas cooktop and Bosch dishwasher. A wall oven microwave, range hood, and ample storage make the space as functional as it is stylish. The rear mudroom and laundry area offers built-in storage solutions for added everyday convenience. The main floor primary suite serves as a private retreat, complete with a spacious 5-piece ensuite featuring dual sinks, a tiled shower, a relaxing soaker tub, and a thoughtfully designed walk-in closet with a Pax wardrobe system. A convenient 2-piece powder room completes the upper level. The fully developed sunshine basement expands the home's living space with two additional bedrooms, a full 4-piece bathroom, a spacious recreation area, and a stylish wet bar - perfect for entertaining or accommodating guests.

Larger basement windows bring in abundant natural light, while details like LVP flooring on the stairs and modern spindle railings continue the elevated design throughout. Outside, the thoughtfully designed backyard offers a low-maintenance outdoor retreat with a combination of rock landscaping and paved gathering spaces - creating the perfect setup for entertaining, relaxing, and enjoying the outdoors with minimal upkeep. The detached double garage is insulated and drywalled, while additional upgrades, including 15 solar panels, a radon mitigation system, water softener, custom window treatments, blackout blinds, and air circulation enhancements add comfort and efficiency. Located in the scenic Rockland Park, residents enjoy exclusive lodge access featuring a pool, hot tub, pickleball courts, playground, and fire pit, along with close proximity to pathways, Lynx Ridge Golf Course, the mountains, and major routes. This is a rare opportunity to experience elevated, low-maintenance living in one of northwest Calgary's most sought-after new communities. Virtual tour available upon request.