



**184 Rowmont Boulevard NW**  
**Calgary, Alberta**

**MLS # A2292864**



**\$765,000**

<b>Division:</b>	Haskayne		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,835 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Close to Clubhouse, Front Yard, Interior Lot,		

<b>Heating:</b>	High Efficiency, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-Gm
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Skylight(s)		

**Inclusions:** N/A

Discover executive living in this stunning Morrison-built home, perfectly positioned directly across from the community centre and Lodge in the highly sought-after northwest community of Rockland Park. The main floor is designed for seamless modern living, centred around a chef-inspired kitchen with full-height soft-close cabinetry, a Smart fridge, Granite island countertops, Quartz perimeter counters, and a full-height stone backsplash. The welcoming living room showcases a sleek electric fireplace with contemporary marble-look tile, while a bright dining area flows effortlessly into a versatile flex space ideal for an office or coffee bar. This level is completed by a stylish half bath, functional pantry, a rear entrance with a built-in bench, and the added convenience of a separate side entrance. Upstairs, a modern railing leads to a spacious Bonus Room perfect for family relaxation. The front-facing primary suite feels like a private retreat, featuring floating comfort-height vanities, Quartz counters, and a luxurious tiled shower with a bench and 10mm glass. Two additional bedrooms, a full bathroom, and a dedicated laundry room complete the upper level. Thoughtful upgrades enhance every corner, including laminate flooring on both main and upper levels, black hardware, a bright skylight, and premium Zebra window coverings. With its separate side entrance and unfinished basement, this exceptional property offers a fantastic opportunity to bring your own vision to life.