



**34 Rowmont Grove NW
Calgary, Alberta**

MLS # A2297930



\$1,525,000

Division:	Haskayne		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,751 sq.ft.	Age:	2024 (2 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Triple Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space		

Heating:	Forced Air	Water:	Public
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Composite Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Chandelier, Closet Organizers, Double Vanity, French Door, High Ceilings, Open Floorplan, Pantry, Quartz Counters, See Remarks, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: All window coverings including electric blinds, garage control(s), beverage fridge x 2 (one in pantry & one in basement).

Welcome to this exceptional estate home in the sought after community of Rockland Park, masterfully built by Morrison Homes, offering a perfect blend of luxury and functionality and backing onto greenspace for added privacy and a serene setting. From the moment you step inside, you are welcomed by rich hardwood floors that flow throughout the main level, setting the tone for the home's exceptional craftsmanship. A spacious office/den, enclosed by striking double glass doors, provides the perfect space to work or unwind. As you continue, the home opens dramatically into a breathtaking open-to-above living room, where soaring ceilings and a stunning floor-to-ceiling fireplace with custom panelling create a true showpiece. Expansive windows flood the space with natural light, while motorized blinds throughout add an extra layer of comfort and convenience. The beautifully appointed kitchen is truly the heart of the home, showcasing custom cabinetry with elegant gold hardware and upgraded stainless steel appliances, perfect for the chef in the family. A custom wood hood fan serves as a striking focal point, while the butler's pantry, complete with a beverage fridge, and a separate walk-in pantry offer exceptional storage and functionality, adding both style and convenience. The space flows effortlessly into the spacious dining area and out onto the full width deck, creating the perfect setting to gather with family and friends. A functional mudroom with built-in lockers and a 2-piece powder room featuring premium finishes completes the main level. Upstairs features a bright and versatile bonus room open to below, a well designed laundry room with a folding counter, two generously sized secondary bedrooms, and a luxurious primary retreat complete with a spa-inspired ensuite and a custom walk-in closet with built-ins. The fully finished

basement further expands your living space, offering a theatre area, a wet bar complete with sink and fridge and an additional bedroom or gym, featuring a large walk-in closet, upgraded electrical, and gym-ready flooring. Additional highlights include dual furnaces and two air conditioning units for year-round comfort. As a standout feature, this home was selected by Morrison Homes to be professionally photographed for the BILD Awards, an acknowledgment of its exceptional design and craftsmanship. This is a rare opportunity to own a truly turn-key, highly upgraded estate home, still under warranty, in one of Calgary's most desirable new communities. OPEN HOUSE SATURDAY & SUNDAY, APRIL 25TH & 26TH FROM 1-4PM!