



**124 Royston Gardens NW
Calgary, Alberta**

MLS # A2301529



\$771,499

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,826 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to the brand-new Carlisle II by Brookfield Residential in the sought-after community of Rockland Park. This thoughtfully designed home offers 3 bedrooms, 2.5 bathrooms, two spacious living areas, and a versatile flex room. At the front of the home, a bright flex space provides the perfect setting for a home office, playroom, or quiet reading area. The main level features a modern open-concept layout, with a central kitchen that overlooks the great room and dining area. The kitchen is equipped with stainless steel appliances, including a chimney-style hood fan and built-in microwave, along with a generous corner pantry for added storage. Upstairs, a large central bonus room creates an ideal separation between the primary suite and the secondary bedrooms, making it a perfect space for a media or family room. The spacious primary retreat includes a walk-in closet and a well-appointed ensuite with a tiled shower. Two additional bedrooms, a full 4-piece bathroom, and a convenient upper-level laundry room complete the second floor. The basement is unfinished but features 9-foot ceilings, offering excellent potential for future development. Additional highlights include a gas line rough-in for a range, a BBQ gas line at the rear of the home, and barn doors for the flex room. The backyard is ready for your personal touch and includes a double parking pad. This brand-new home comes complete with full builder warranty and Alberta New Home Warranty coverage.