



**24 Royston Rise NW
Calgary, Alberta**

MLS # A2304204



\$839,900

Division:	Haskayne		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,212 sq.ft.	Age:	2022 (4 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Rectangular Lot		

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

Features: Bar, Bathroom Rough-in, Breakfast Bar, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recreation Facilities, Soaking Tub, Walk-In Closet(s)

Inclusions: n/a

NEW PRICE IMPROVEMENT! Now aggressively priced to be the most competitive deal in the neighborhood. Welcome to this custom-built masterpiece by Cedarglen Homes, perfectly situated on a beautifully landscaped lot with no neighbors to the South in the prestigious, award-winning community of Rockland Park. From the moment you arrive, the exceptional curb appeal, oversized garage, and thoughtful upgrades make a lasting impression. The sun-drenched main floor offers a spacious open-concept layout featuring luxury vinyl plank flooring, a dedicated flex space perfect for a home office, and a true walk-in pantry for ultimate convenience. The living and dining areas, anchored by a sleek electric fireplace, flow seamlessly into the chef-inspired kitchen which boasts a massive central island, upgraded appliances, a touch faucet, and stunning design details. Step outside through elegant California sliding doors to a show-stopping, oversized deck complete with a gas line and privacy wall—perfect for southeast-facing summer entertaining. Upstairs, the home continues to impress with a versatile bonus room, convenient upper-level laundry, and four generous bedrooms. The luxurious primary suite is a true retreat, featuring a massive walk-in closet and a deluxe ensuite with heated floors, dual vanities, a deep soaker tub, and a separate water closet. The lifestyle here is second to none as an award-winning, master-planned community. Future development plans include a new school and a vibrant commercial center right within the community, ensuring long-term value and convenience. You are already just a short walk from the incredible resident-only recreation center, pool, and zipline park. Plus, you’ll enjoy unparalleled access to nearby amenities including Costco, Home Depot, and a wide array of shops and restaurants.

With easy access to Stoney Trail and Highway 1, this property truly offers the perfect balance of lifestyle, luxury, and location.