



GRASSROOTS
REALTY GROUP

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431 Rowmont Boulevard NW
Calgary, Alberta

MLS # A2310658



\$699,900

Division:	Haskayne		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,756 sq.ft.	Age:	2024 (2 yrs old)
Beds:	4	Baths:	3
Garage:	Parking Pad		
Lot Size:	0.01 Acre		
Lot Feat:	Back Yard, Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Wood	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, Open Floorplan, Quartz Counters		

Inclusions: None

Welcome to 431 Rowmont Boulevard NW in the highly sought-after community of Rockland Park. A premium corner lot 2-storey detached home built by Morrison Homes, offering 1,756 sq. ft. of thoughtfully designed living space. This beautiful home features 3 spacious bedrooms, 3 full bathrooms, and a versatile flex room that can easily be used as a 4th bedroom, perfect for families or guests. It also showcases numerous upgrades, including enhanced cabinet and tile selections, adding a modern and stylish touch throughout. Enjoy the added convenience of a separate side entrance, 9-ft basement ceilings, and full basement plumbing rough-ins ready for your custom development. Located in one of NW Calgary's most exciting master-planned communities, you'll have access to parks, scenic pathways, and exclusive HOA amenities, including a pool, hot tub, and clubhouse. Set above the Bow River on a scenic escarpment, Rockland Park is designed for outdoor living and everyday convenience, with easy access to major routes like Stoney Trail and Crowchild Trail. This home offers the perfect blend of comfort, style, and future versatility. Don't miss this exceptional opportunity—book your showing today!