



**116 Rowmont Heath NW
Calgary, Alberta**

MLS # A2323188



\$859,900

Division:	Haskayne		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,886 sq.ft.	Age:	2023 (3 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener		
Lot Size:	0.08 Acre		
Lot Feat:	Landscaped, Lawn, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to your dream home in the highly sought-after, award-winning community of Rockland Park! This stunning home offers the perfect blend of modern luxury, functional family design, and an unbeatable resort-style lifestyle. Step inside to an expansive, open-concept main floor boasting high ceilings and massive windows that flood the space with natural light. At the heart of the home is a chef-inspired kitchen featuring premium quartz countertops, sleek stainless steel appliances, modern finishes, and an incredibly convenient walk-through pantry that connects seamlessly to the mudroom and attached double garage. The spacious dining and living areas flow effortlessly out to your large, fully fenced backyard, a private oasis complete with a beautiful deck and established trees perfect for summer BBQs. Upstairs, family functionality shines. A versatile upper-level bonus room offers the perfect space for movie nights or a home office, located right next to a dedicated laundry room and linen closet. The primary retreat is a true sanctuary, featuring a spacious walk-through closet and a spa-like ensuite complete with dual sinks, a deep soaker tub, and quartz counters. Two additional generously sized bedrooms and a full main bathroom complete this level. The living space extends into the professionally developed basement, where you'll find high ceilings, modern pot lighting, a large living room, an additional linen closet, and a private bedroom and full bathroom, perfect for guests or teenagers. Beyond the front door, you are just steps away from the incredible Rockland Park HOA amenities and an extensive network of scenic walking paths and multiple playgrounds woven throughout the community. Enjoy year-round, resort-style living with features including an outdoor swimming pool, hot tub, pickleball and basketball courts, and an outdoor

hockey rink with fire pits for the winter months. With excellent schools, parks, playgrounds, and shops nearby, plus effortless access to Stoney Trail, Crowchild Trail for a direct route downtown, and a straight shot west to the mountains, this home offers the perfect combination of a pristine modern property and a vibrant, active community.