



**107 Royston Way NW
Calgary, Alberta**

MLS # A2323981



\$599,900

Division:	Haskayne		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,823 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	High Efficiency	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Bathroom Rough-in, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)

Inclusions: N/A

Some homes ask you to compromise. This one in Rockland Park doesn't. Step inside and the story starts with natural light. Warm luxury vinyl plank runs underfoot, crisp white shaker cabinetry frames the kitchen, and QUARTZ countertops tie it all together with a look that feels timeless rather than trendy. From the first room to the last, this is a home built for the way real life actually unfolds. The OPEN CONCEPT main floor is where everyone naturally gathers. The kitchen sits at the heart of it, anchored by a large island made for shared meals and slow mornings, with a walk-in pantry keeping everything organized and out of sight. A full stainless steel appliance package is included, featuring a sleek GAS RANGE and chimney hood fan. Cooking, dining, and living flow together without interruption, so hosting feels easy and ordinary evenings feel connected. Just off the kitchen, a mudroom with bench seating and coat hooks keeps busy days in order, with a 2 pc powder room nearby and direct access to the rear deck for summer barbecues and quiet evenings outside. Need a dedicated work or play zone? The MAIN FLOOR FLEX ROOM adapts to whatever your life calls for, whether a home office, a playroom, or a quiet study. Upstairs, the layout balances privacy and togetherness. The primary bedroom is a true retreat, complete with a walk-in closet and a spa-style ensuite featuring DUAL SINKS and a glass walk-in shower. Two more bedrooms, a full bathroom, and a spacious BONUS ROOM give family life room to grow over the years. Convenient UPPER FLOOR LAUNDRY, washer and dryer included, keeps daily routines simple. Here's where this home thinks ahead. A separate SIDE ENTRANCE leads to a suite-ready basement, already roughed in for a future secondary suite (subject to city approval and permits). Whether you are imagining rental income, guest space, or

multi-generational living, that flexibility makes this a smart long-term choice. A \$1000 landscaping rebate is available to you, provided landscaping is completed within one year of closing. The lifestyle this home offers extends well past the front door. One of Rockland Park's standout features is its Homeowners Association and community facilities, professionally managed to make everyday living feel like an upgrade. The HOA facility includes a spacious lodge with gathering and flexible rooms, a year-round outdoor pool and hot tub, playground, hockey rink, pickleball and basketball courts, fire pit and picnic areas, a casual skate trail, and programmed events for all ages. Regular fitness classes, drop-in activities, and social events help neighbours connect through every season. You are also steps from river pathways, parks, future retail, and a planned K-9 school, blending nature with everyday convenience. Well designed, MOVE-IN READY, and built for the way you live today. Book your private showing and see what makes this home stand out. *Some photos are virtually staged.*