



GRASSROOTS
REALTY GROUP

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70 Haskayne Drive NW
Calgary, Alberta

MLS # A2325395



\$684,899

Division:	Haskayne		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,509 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Oversized		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape, Private, Rectangular L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s)		

Inclusions: shed, 4 galvanized garden beds with organic soil

Welcome to this well-maintained and ready to move into home on an OVERSIZED 3475 sq. ft lot (\$22K upgrade) with upsized truck-sized garage w/subpanel (\$40K), still leaving you more fenced yard area than similar homes. You are welcomed into the foyer and immediately note the oak-finish upscale luxury vinyl plank throughout the main floor, staircase and complete second level- Long lasting, easy to maintain and durable for many years to come. The open concept Main level features the show-stopping kitchen, upgraded with extended cabinetry and countertops- perfect for hosting large gatherings of family and friends. You'll appreciate the sizeable walk-in pantry and window overlooking the rear yard to keep an eye on the kids as well as the appliance package, quartz throughout and 4 Lutron zones. Open to the dining area you'll find the living area with large windows to welcome in the natural light. Up the staircase, customized with metal spindles and integrated feature lights, you'll arrive at the Upper level with oak vinyl plank leading the eye for continuity. The Primary suite is a generous size with a walk-in closet and ensuite with quartz finishing. Two other good-sized bedrooms plus a family bath w/quartz are on this level as well as the laundry room with storage. The basement is unfinished with rough-in plumbing and awaits your touch. Surrounded by the desirable combination of natural beauty, modern amenities and community spirit that makes Rockland Park an attractive place to call home, you'll enjoy the perks of the surrounding tranquil Bow River treed valley and paths, year-round amenities and events including outdoor pool, hockey rink, path system, pickleball courts and future K–9 School. Quick access to major roadways and mountain escapes. Virtual tour available. Call to view today.

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