



GRASSROOTS
REALTY GROUP

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151 Royston Way NW
Calgary, Alberta

MLS # A2327405



\$643,700

Division:	Haskayne		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,702 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	None		

Welcome to 151 Royston Way NW - the beautifully designed Spruce model by Brookfield Residential, located in the award-winning community of Rockland Park. This brand-new duplex offers over 1,700 sq. ft. of thoughtfully planned living space above grade, featuring 3 bedrooms, 2.5 bathrooms, an upper-level bonus room, and an unfinished basement with rough-ins for future development (subject to approvals). Perfectly positioned facing greenspace and future development, this home combines modern style, functional living, and an exceptional location. Step inside to discover a bright and inviting main floor designed for everyday comfort and entertaining. The open-concept layout seamlessly connects the great room, dining area, and kitchen, creating a spacious and welcoming atmosphere. The kitchen is beautifully appointed with quartz countertops, a large island with seating, ample cabinetry and prep space, a pantry for additional storage, and a stylish chimney hood fan. The great room is anchored by a cozy fireplace, while a versatile flex room near the front of the home provides the perfect space for a home office, study area, or additional sitting room. A convenient 2-piece powder room completes the main level. On the upper level, a centrally located bonus room offers valuable additional living space and separates the primary retreat from the secondary bedrooms. The spacious primary suite features a walk-in closet and a well-appointed 4-piece ensuite complete with dual vanities and a fully tiled walk-in shower. Two additional bedrooms, a full 4-piece bathroom, and a conveniently located laundry room complete the upper level, providing both comfort and practicality for growing families. The unfinished basement is ready for your future vision, featuring rough-ins for future development (subject to approvals) and a separate exterior entrance, offering excellent

flexibility for additional living space, a recreation area, or future suite potential (subject to local municipality approvals). Outside, the home includes front landscaping and a gas line for a BBQ, making outdoor entertaining easy and convenient. Located in the sought-after community of Rockland Park, residents enjoy access to an impressive homeowner's association facility featuring a pool, recreation amenities, gathering spaces, and year-round activities. Surrounded by parks, playgrounds, pathways, future schools, and natural green spaces, this vibrant northwest community offers an exceptional lifestyle with convenient access to Stoney Trail, Crowchild Trail, and the Bow River valley. Backed by both Brookfield Residential's builder warranty and Alberta New Home Warranty coverage, this exceptional home offers modern comfort, future flexibility, and peace of mind for years to come. *Please note: Photos are not an exact representation of the property for sale.