



GRASSROOTS
REALTY GROUP

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97 Rowmont Heath NW
Calgary, Alberta

MLS # A2330980



\$818,999

Division:	Haskayne		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,950 sq.ft.	Age:	2022 (4 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Close to Clubhouse, Cul-De-Sac, Landscaped, Level, Rectangular		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Separate Entrance, Storage		
Inclusions:	N/A		

Welcome to this extensively upgraded 2 storey home in the sought-after community of Rockland Park, offering over 2600 sq. ft. of developed space (includes a fully legalized one-bedroom basement suite). The bright, open-concept main floor is perfect for everyday living and entertaining, featuring a spacious living room, a stylish gourmet kitchen with built-in stainless steel appliances, including a dual door "bar fridge", gas cooktop, plus a modern hood fan! High-end professional draperies, neutral paint tones, plus elegant lighting features all create a finished home that could be featured in "Better Homes" - such designer's finesse! In addition to the large living room / gourmet kitchen, the dedicated dining area, versatile office/den, and convenient 2-piece powder room all blend together to make an "impressive" main level! Ascend to the upper level bonus room, conveniently located in the centre - creating a separation between the bedrooms. The primary master retreat exudes luxury, with its large size and generous walk-in closet, plus its "spa-like" ensuite, complete with dual sinks on quartz counters, plus a custom-made shower with a built-in niche. The second and third bedrooms are generously scaled and are adjacent to a 4 piece full bathroom. Professional "light-blocking" blinds in all bedrooms! The professionally developed legal basement suite (*completed by builder) is ideal for multigenerational living or rental income, complete with one bedroom, a full bathroom, private laundry, and its own furnace. A second furnace services the main and upper levels, providing independent comfort and efficiency. Step outside to enjoy the low-maintenance composite front porch - a perfect area to relax! The expansive and sunny rear yard features a vinyl deck with a privacy wall, creating the perfect outdoor space for relaxing or entertaining. Built-in "Trim Lights" - for

Christmas or for all year long! The fully insulated and drywalled detached garage adds year-round convenience and excellent storage. Living in Rockland Park means enjoying exclusive access to The Lodge, a spectacular 4-acre residents-only recreation facility featuring a 25-metre outdoor pool, year-round hot tub, fitness spaces, pickleball courts, a skate park, adventure playground, and scenic walking trails. With exceptional upgrades, a legal suite, and outstanding community amenities, this move-in-ready home offers an incredible lifestyle and investment opportunity.