



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

131 Royston Way NW
Calgary, Alberta

MLS # A2332838



\$599,900

Division:	Haskayne		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,562 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, 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:	Cement Fiber Board	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: Appliance allowance of \$6200 to be used through the Builder supplier.

Tucked into Rockland Park, this brand new home built by award winning Cedarglen Homes offers over 1500 sq ft of intentionally planned living including 3 bedrooms and 2.5 bathrooms, and peace of mind featuring the Alberta New Home Warranty Program. A covered porch and foyer lead into a main floor built for everyday life, with a BUILT-IN DESK AREA just off the entry that gives you a dedicated spot for work or homework without taking over the living space. From there, the great room anchors the main level and opens into a dining nook and kitchen finished with full-height two toned cabinetry, warm-toned accents, and a stunning backsplash tile that adds a quiet texture to the space. Stone countertops with subtle veining tie the kitchen together, while warm luxury vinyl plank flooring runs through the main living areas, complemented by plush neutral carpet upstairs for a softer feel underfoot. Just off the kitchen, a mudroom with a 2pc powder room keeps the daily routine organized, whether you're heading out the door or just getting home from it. The mud room offers direct access to a fully finished deck, a good spot for morning coffee or dinner outside during the summer months. Upstairs, the primary bedroom includes a walk-in closet and a private ensuite w/ DUAL UNDERMOUNT SINKS and a WALK-IN SHOWER. Two additional bedrooms share a 4pc bathroom, plus enjoy the convenience of UPPER FLOOR LAUNDRY so laundry day never means hauling baskets up & down stairs. Bathrooms throughout carry textured cabinetry, crisp white stone countertops, beautiful wall tile, and luxury vinyl tile flooring, striking a clean and cozy balance. The basement is undeveloped but offers a SIDE ENTRANCE making it easy to finish this space however you desire - legal suite possible (rough-ins completed - just need city approval & permits), rec room, home gym, etc. As a

QUICK POSSESSION HOME, this property comes with a \$6,200 APPLIANCE ALLOWANCE to be used through the builder's supplier, so you can select finishes that suit how you live rather than inheriting someone else's choices. A \$1,000 LANDSCAPING REBATE is also available, provided landscaping is completed within one year of occupancy. Living in Rockland Park means access to the community's Homeowners Association facility, including a lodge with flexible gathering spaces, a year-round outdoor pool and hot tub, playground, hockey rink, pickleball and basketball courts, fire pit and picnic areas, and a casual skate trail, along with programmed events and activities for all ages throughout the year. The community also connects to river pathways and parks, with future retail amenities and a planned K-9 school nearby, offering a setting that balances nature with everyday convenience without feeling far removed from it. This is a home designed around how you actually live day to day, from the flexible main floor space to the private upstairs retreat at the end of it. Come check it out today!