



GRASSROOTS
REALTY GROUP

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184 Rowmont Boulevard NW
Calgary, Alberta

MLS # A2333565



\$730,000

Division:	Haskayne		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,835 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Close to Clubhouse, Front Yard, Interior Lot,		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Skylight(s)		

Inclusions: N/A

OPEN HOUSE OCTOBER 11TH FROM 12 PM TO 2 PM Discover executive living in this stunning Morrison-built home, perfectly positioned directly across from the community centre and Lodge in the highly sought-after northwest community of Rockland Park. The main floor is designed for seamless modern living, centred around a chef-inspired kitchen with full-height soft-close cabinetry, a Smart fridge, Granite island countertops, Quartz perimeter counters, and a full-height stone backsplash. The welcoming living room showcases a sleek electric fireplace with contemporary marble-look tile, while a bright dining area flows effortlessly into a versatile flex space ideal for an office or coffee bar. This level is completed by a stylish half bath, functional pantry, a rear entrance with a built-in bench, and the added convenience of a separate side entrance. Upstairs, a modern railing leads to a spacious Bonus Room perfect for family relaxation. The front-facing primary suite feels like a private retreat, featuring floating comfort-height vanities, Quartz counters, and a luxurious tiled shower with a bench and 10mm glass. Two additional bedrooms, a full bathroom, and a dedicated laundry room complete the upper level. Thoughtful upgrades enhance every corner, including laminate flooring on both main and upper levels, black hardware, a bright skylight, and premium Zebra window coverings. With its separate side entrance and unfinished basement, this exceptional property offers a fantastic opportunity to bring your own vision to life.