



GRASSROOTS
REALTY GROUP

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182 Rowley Gate NW
Calgary, Alberta

MLS # A2338450



\$679,900

Division:	Haskayne		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,691 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Corner Lot, Creek/River/Stream/Pond, Environmental Reserve, G		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance		

Inclusions: Drapes and rods

A VIEW FROM EVERY WINDOW IN THIS HOME ! An extremely rare opportunity, this custom built, CORNER two storey attached home in Rockland Park offers a front row seat to Calgary's finest natural landscapes. Positioned directly across from sweeping, unobstructed views of the Bow River, lush river valley, Canada Olympic Park, and the majestic Rocky Mountains, the property immerses you in outdoor living with bike paths, scenic trails, and a playground right at your front door. Adding to its prime location, the home sits just steps from the community's well appointed HOA recreation facility, The Lodge—a vibrant four-season hub featuring an outdoor swimming pool, hot tub, pickleball and basketball courts, winter skating trails, and year-round family programming. Designed to maximize the natural surroundings and massive views outside this home encourages the seamless flow between these two worlds. Custom south-facing windows have been added that flood the open floor plan with natural light and capture the views beyond. Luxury vinyl plank (LVP) flooring flows throughout the main level, complemented by central Air, upgraded carpets, lighting, plumbing fixtures and designer custom drapes that showcase immaculate care and pride of ownership. At the center of the home is a true gourmet kitchen, tailored for both effortless entertaining and everyday living. Custom cabinetry stretches to the 9 ft ceilings, paired with expansive quartz countertops, a generous central island with seating, a cook top stove, built in oven and microwave, and a spacious walk-in pantry offering exceptional storage. The upper floor continues the home's thoughtful functionality, housing three spacious bedrooms, cozy top-tier carpets, a versatile central bonus room ideal for a media space or home office, and a dedicated upper-level laundry room for ultimate

convenience. Future flexibility is seamlessly built-in with a private side entrance leading straight to the basement, offering 9ft ceilings, an open floor plan. Outside, the property is completed with custom a fully fenced yard, zero-scaped private backyard followed up by a detached garage accompanied by rare, additional off-street parking behind on the paved back alley an invaluable asset for hosting guests or accommodating extra vehicles. A rare opportunity to own a home with unobstructed views in a sought after community!