



GRASSROOTS
REALTY GROUP

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51 Haskayne Drive NW
Calgary, Alberta

MLS # A2341614



\$749,900

Division:	Haskayne		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,131 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, Recessed Lighting, Skylight(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Welcome to an exceptional opportunity in Rockland Park a beautifully finished York bungalow by Brookfield Residential with over 2100 square feet of living space where bold design, thoughtful upgrades and a fully developed floor plan come together in a home that is ready to simply move in and enjoy. From the moment you step inside, this home makes an impression. Soaring 10' ceilings, skylights and an open-concept design create a sense of space, while a rich, moody palette gives the interior a sophisticated edge. Upgraded LVP flooring flows throughout the main level, complemented by black finishes, brass cabinet hardware, sleek thermofoil cabinetry and upgraded railing details. Anchoring the living room is the floor-to-ceiling tiled fireplace, creating a dramatic focal point and setting the tone for the home. At the heart of it all, the kitchen brings together style and function with plenty of space to gather, entertain and enjoy everyday life. The open connection between the kitchen, dining and living areas makes the entire main floor feel cohesive and inviting, while the skylights add unexpected natural light from above and beautifully contrast the home's darker finishes. The main-floor primary suite offers the ease and privacy bungalow buyers are looking for, complete with a spacious ensuite and walk-in closet. Main-floor laundry adds another layer of everyday convenience and makes true one-level living possible. The fully developed sunshine basement adds an entirely new dimension to the home. Large windows bring in an abundance of natural light, while two additional bedrooms, a full bathroom and a generous recreation area create incredible flexibility for guests, older children, a home office, movie nights or simply more room to spread out. The lower level feels like a natural extension of the home. Outside, the work has been done here too. The yard is

finished, and the detached double garage offers extra space needed to comfortably accommodate larger vehicles, the property is ready to enjoy without adding another major project to the list plus the home is complete with New Home Warranty, Structural until September 2032 & Building Envelope April 2027. Then there's the lifestyle that comes with Rockland Park. Set along Calgary's northwest edge overlooking the Bow River Valley, the community is surrounded by pathways, parks and wide-open Alberta skies, with convenient access west toward the mountains. Residents also enjoy the incredible amenities of the Rockland Park Homeowners Association, adding even more to life beyond your front door. The York is still available to build through Brookfield, but recreating a home like this means adding the basement development, garage, landscaping, window coverings and upgrades plus the time to complete it all. Here, a fully developed bungalow with standout upgrades is already done. Simply move in and make it home.