



GRASSROOTS
REALTY GROUP

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111 Haskayne Drive NW
Calgary, Alberta

MLS # A2342078



\$695,000

Division:	Haskayne		
Type:	Residential/House		
Style:	Bungalow		
Size:	982 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Garage Faces Rear		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Low Maintenance Landscape,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Metal Siding , Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Stone Counters, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

In Northwest Calgary's new Rockland Park community, this 2022-built Morrison Homes bungalow offers over 1,954 sq. ft. of total living space. The open-concept main floor features vaulted ceilings from the living room to the kitchen and central air conditioning. Luxury vinyl plank flooring runs across the main level. The dining area sits adjacent to the kitchen, which has a quartz waterfall island with an integrated sink and seating for four. The kitchen includes a stainless steel appliance package: gas cooktop, built-in oven, microwave, and dishwasher. Finishes continue into the primary bedroom, which includes an ensuite bathroom with dual vanities on quartz countertops, hexagonal floor tile, a glass-enclosed shower with dual fixtures, and a soaker tub with tile surround. A large walk-in closet has built-in storage. The fully developed basement has a family room and two additional bedrooms, one used as a home office. A stacked washer and dryer are in an enclosed laundry area with storage for cleaning supplies. The basement bathroom matches the primary ensuite, with a tiled bathtub/shower and quartz vanity. Outside, the home requires minimal exterior upkeep—only the city sidewalk, short front path, small lawn patch, and short driveway to the rear. The backyard has been completely landscaped with a concrete patio and synthetic turf. Steps from the back door is an oversized detached double garage, insulated and drywalled, with parking and storage space. Built in 2022, this home is protected by the Alberta New Home Warranty Program's 5- and 10-year warranties, covering the building envelope, structural components, distribution systems (plumbing, electrical, heating), and more. Rockland Park residents have exclusive lodge and park access (pool, hot tub, pickleball, playground, fire pit), plus proximity to Lynx Ridge Golf Course, walking paths, mountains,

and highways. Schedule your showing today.