



GRASSROOTS
REALTY GROUP

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64 Royston Gardens NW
Calgary, Alberta

MLS # A2344478



\$685,800

Division:	Haskayne		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,702 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	None		

Introducing 64 Royston Gardens NW - the Camden Farmhouse by Brookfield Residential, a thoughtfully designed, brand-new home located in the sought-after community of Rockland Park. Offering over 1,700 sq. ft. of living space above grade, this 3-bedroom, 2.5-bathroom home combines modern finishes, flexible living spaces, and an open-concept design, with an undeveloped basement offering plenty of future potential. The main level welcomes you with a front-facing flex room, creating a versatile space for a home office, playroom, additional sitting area, or whatever best suits your lifestyle. Beyond, the kitchen, dining area, and great room flow seamlessly together to create a bright and inviting central living space. The well-appointed kitchen features a large island, pantry, chimney hood fan, premium Whirlpool appliances, ample cabinetry, and generous prep space. Additional pot lights in the great room enhance the bright and welcoming atmosphere, while the open layout creates an effortless connection between each of the main living areas. A convenient 2-piece powder room completes the main level. On the upper level, a centrally located bonus room provides valuable additional living space and the perfect setting for relaxing or family movie nights. The primary retreat features a spacious walk-in closet and private 4-piece ensuite complete with dual sinks and a tiled walk-in shower with an acrylic base and convenient shower niche. Two additional bedrooms, another full 4-piece bathroom, and a conveniently located laundry room complete the upper level. The undeveloped basement provides an excellent opportunity to customize the home to your needs in the future. With rough-ins already in place and a separate exterior side entrance, the lower level is well-positioned for additional living space, bedrooms, a recreation area, or other future

development possibilities (subject to approvals). Outside, the Camden's charming Farmhouse elevation provides welcoming curb appeal with northwest-facing front exposure. A parking pad at the rear provides convenient off-street parking, while a gas line for the BBQ makes outdoor cooking and entertaining easy. Located in Rockland Park, residents enjoy access to an impressive homeowners association facility featuring a pool, recreation amenities, gathering spaces, and year-round activities. Surrounded by parks, playgrounds, pathways, future schools, natural green spaces, and the Bow River valley, this vibrant northwest community offers an exceptional lifestyle with convenient connections to Stoney Trail and Crowchild Trail. As an added bonus, the home also includes a \$3,500 Studio Allowance, providing an opportunity to add your own finishing touches. Backed by both Brookfield Residential's builder warranty and Alberta New Home Warranty coverage, this beautifully designed Camden offers modern comfort, future flexibility, and peace of mind for years to come.

*Please note: Photos are not an exact representation of the property for sale.