



GRASSROOTS
REALTY GROUP

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28 Royston Way NW
Calgary, Alberta

MLS # A2344500



\$1,999,989

Division:	Haskayne		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,584 sq.ft.	Age:	2025 (1 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Driveway, Garage Door Opener, Garage Faces Front, Triple Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Close to Clubhouse, Few Trees, F		

Heating:	Electric, Fireplace(s), Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, ICFs (Insulated Concrete Forms), Stone, Stucco	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	Natural Gas Connected
Features:	Bar, Built-in Features, Dry Bar, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Tankless Hot Water, WaterSense Fixture(s), Wired for Data, Wired for Sound		
Inclusions:	GARAGE STORAGE SYSTEM		

Be the first to call this stunning 4-bedroom, 3.5-bath estate home your own. Located in the highly sought-after Rockland Park community. Spanning over 3,531 sq ft of meticulously designed living space, this 2025-built home offers exceptional comfort, style, and functionality—with premium upgrades at every turn. The main floor welcomes you with an open-concept layout, soaring ceilings, and an abundance of natural light. The gourmet kitchen is a chef's dream, featuring quartz countertops, high-end stainless steel appliances, a large island, two wine coolers, soft-close cabinetry, and a walk-through pantry. The adjacent great room is perfect for entertaining or cozy nights in, complete with one of two elegant gas fireplaces. Upstairs, you'll find three spacious bedrooms, including a luxurious primary suite with a spa-inspired ensuite and custom walk-in closet, plus a bonus room and full laundry for added convenience. The fully finished basement offers a fourth bedroom, full bath, large recreation space, and a second fireplace—ideal for a guest suite, home theatre, or gym. Step outside to your fully landscaped backyard oasis, featuring a large, maintenance-free deck—perfect for hosting or relaxing year-round. Enjoy the benefits of smart living with a full camera security system, central A/C, built-in Sonos sound system, and whole-home water treatment system. This home also includes a 3-car garage, home EV charger and a private main-floor office, making it as functional as it is beautiful. Key Features: 4 Bedrooms (3 Up + 1 in Finished Basement) 3.5 Bathrooms | 2 Fireplaces | Bonus Room + Office 3,531 Sq Ft of Luxurious Living Space Gourmet Kitchen w/ 2 Wine Coolers & Walk-Through Pantry Fully Finished Basement with Bedroom & Recreation Room Central A/C | Security Cameras | Sonos Sound

System | Water Treatment Custom Closets Throughout by California Closets Fully Landscaped Backyard w/ Large Maintenance-Free Deck 3-Car Garage | Built in 2025 | Located in Rockland Park