



GRASSROOTS
REALTY GROUP

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24 Rowmont Common NW
Calgary, Alberta

MLS # A2345530



\$799,900

Division:	Haskayne		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,769 sq.ft.	Age:	2023 (3 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Front Yard, Lawn, Level, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Open Floorplan, Pantry		

Inclusions: Alarm (not monitored), cameras, ring door bell, TV mount on main, BSMT - fridge, stove, OTR microwave, dishwasher, washer, dryer

****OPEN HOUSE 1-3PM SUNDAY**** A quiet, tree-lined street just one block from the ridge, this exceptional two-story home in Rockland Park offers a refined blend of architectural craftsmanship and an active outdoor lifestyle. The exterior makes a striking first impression with its durable, modern Hardie board siding, and no maintenance trim, setting the tone for the thoughtfully designed interior within. Positioned a single street away from sweeping Bow River Valley vistas, scenic ridge trails, and green space, the residence provides a peaceful sanctuary with immediate access to Northwest Calgary's premier outdoor network. The main level unfolds in a seamless open-concept design created for both effortless daily living and grand-scale hosting. At the heart of the home lies a stunning, upgraded chef's kitchen featuring high-end cabinetry, sleek quartz countertops, premium stainless steel appliances, and an expansive central island with breakfast bar seating. This central culinary hub flows effortlessly into two distinct entertaining zones: a light-filled living area perfect for formal gatherings and a cozy family room centred around a warm, custom fireplace. Adjacent to the kitchen, a spacious dining area comfortably accommodates large family tables, creating a natural focal point for meals and celebrations. The upper floor is intelligently laid out to maximize comfort and privacy. A central loft serves as a versatile bonus space, ideal for a home office, media lounge, or children's play area. The luxurious primary suite offers a serene retreat complete with a large walk-in closet and a spa-inspired ensuite bathroom. Two additional generously sized bedrooms share a full bath, while the convenience of an upper-floor laundry room eliminates the need to carry baskets up and down stairs. Adding exceptional flexibility to the property is a fully finished legal suite in the basement

designed with independence and comfort in mind. Complete with its own dedicated laundry room and a full four-piece bathroom, this lower level functions as a true self-contained living space. It boasts a fully equipped second kitchen with full-sized appliances, a cozy living area, and a spacious fourth bedroom, making it an ideal setup for extended family, long-term guests, or potential rental income. The home is completed by fenced yard and a secure detached garage, rounding out a remarkable property in a master-planned community renowned for its resort-style amenities—including The Lodge, complete with an outdoor pool, hot tub, splash pad, and winter skating rinks.