



GRASSROOTS
REALTY GROUP

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110 Rowley Way NW
Calgary, Alberta

MLS # A2346017



\$1,099,900

Division:	Haskayne		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,213 sq.ft.	Age:	2023 (3 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Landscaped, No Neighbours Behind, Rectangular Lot, Underground		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Quartz Counters		

Inclusions: n/a

A rare opportunity in Rockland Park, this beautifully appointed former Brookfield Residential show home is one of only 35 homes backing directly onto the community pond, offering an exceptional setting with peaceful water views and the Rockland Park Homeowners Association just steps away. With 2,212 sq. ft. above grade, a fully finished walkout basement, 4 bedrooms, 3.5 bathrooms, and a double attached garage, this home combines a highly desirable location with a thoughtfully designed floor plan and elevated finishes throughout. The main level welcomes you with a bright, open concept layout designed to take full advantage of the views behind the home. At the heart of the space is a beautiful kitchen featuring quartz countertops, white cabinetry, stainless steel appliances, a chimney hood fan, and a large pantry with a convenient walkthrough to the mudroom. The kitchen flows seamlessly into the spacious dining and living areas, where an electric fireplace creates a warm focal point. A dedicated main floor office provides an ideal space for working from home. Just off the dining area, step onto the rear deck and take in the pond views, creating a beautiful extension of the living space and the perfect setting for morning coffee, summer dinners, or relaxing at the end of the day. Upstairs, the spacious primary retreat features 9 ft. ceilings, a large walk in closet, and a luxurious 5 piece ensuite with dual sinks, a freestanding soaker tub, and a tiled stand up shower. An oversized bonus room provides additional space for the family, while two generously sized secondary bedrooms, a 4 piece bathroom, and a dedicated laundry room complete the upper level. The fully finished walkout basement adds another level of versatile living space with a large recreation room, fourth bedroom, and an additional 4 piece bathroom. Walk directly outside to the fully landscaped backyard and

enjoy the exceptional pond side setting. Additional features include central air conditioning, irrigation, Gemstone exterior lighting, a double attached garage, and professional landscaping. Beyond the property itself, the Rockland Park HOA and its extensive amenities are just steps away, including an outdoor pool, skating rink, playground, tennis courts, and more. With its former show home finishes, fully developed walkout design, incredible pond backing location, and some of Rockland Park's best amenities at your doorstep, this is a home that delivers on both luxury and lifestyle. Book your private viewing today!