



GRASSROOTS
REALTY GROUP

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406 Rowley Way NW
Calgary, Alberta

MLS # A2346591



\$1,390,000

Division:	Haskayne		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,655 sq.ft.	Age:	2022 (4 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Additional Parking, Double Garage Attached, Driveway, Oversized		
Lot Size:	0.12 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Level, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	None		

Experience elevated living in one of Calgary's most prestigious new communities - Rockland Park. Expertly crafted by Brookfield Residential, this remarkable home offers 3,500 sq. ft. of impeccably finished living space, featuring quality craftsmanship and carefully selected upgrades. A breathtaking open-to-below great room makes an unforgettable first impression, with soaring ceilings and expansive windows that fill the home with natural light while perfectly framing picturesque Bow River views. The seamless connection to the surrounding landscape brings a sense of peace and serenity that can be enjoyed every day. Designed for both comfort and style, the main level showcases elegant 8-foot doors, a private office, and rich hardwood flooring throughout the main and upper levels, adding warmth, character, and lasting appeal. At the heart of the home, the chef's kitchen is beautiful and functional, featuring a premium gas cooktop, a French-door refrigerator with a beverage center and convertible drawer, an oversized island, and generous prep space. Flowing effortlessly into the dining area and the impressive great room, it is perfectly suited for both intimate family dinners and sophisticated entertaining. Comfort is uncompromised, with dual high-efficiency furnaces, central air conditioning, oversized triple-pane windows, and heated floors in the spa-inspired ensuite, ensuring year-round luxury in every season. The professionally finished basement extends the home's versatility with a spacious recreation room, an additional bedroom, and a full bathroom - ideal for overnight guests, extended family, or a private retreat. Wrapped in durable Hardie siding for timeless curb appeal and lasting performance, the exterior is equally impressive. An oversized double attached garage offers additional space for motorcycles, bicycles, or a workshop. Perfectly

positioned to capture some of Rockland Park's most captivating Bow River views, this exceptional residence offers a lifestyle that few homes can match. Whether you're watching the sunrise fill the valley with light or enjoying the peaceful beauty of the surrounding landscape at day's end, this is a home where architecture and nature exist in perfect balance.