



GRASSROOTS
REALTY GROUP

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159 Royston Green NW
Calgary, Alberta

MLS # A2348031



\$599,840

Division:	Haskayne		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,488 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, Interior Lot, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows		

Inclusions: N/A

Welcome to 159 Royston Green NW! The Sequoia by Brookfield Residential offers nearly 1,500 square feet of thoughtfully designed living space over two levels and an undeveloped basement that awaits your imagination. Featuring two living areas, 3 bedrooms, 2.5 bathrooms and an unfinished basement with endless potential, this brand-new home is the perfect family home in the coveted community of Rockland Park. The open main floor centres on a kitchen with a full wall of pantry storage and an appliance package including a gas range, chimney hood fan, and a built-in microwave. Additional pot lights brighten the spacious great room, where a wall of south-facing windows brings in natural light. A generous dining area overlooking the backyard and a convenient powder room complete the main level. Knockdown ceilings add a clean, finished look throughout. Open spindle railing from the main floor to the second floor opens up the staircase and allows natural light to flow throughout the home. On the upper level, a central bonus room separates the primary suite from the secondary bedrooms. The 11' x 13' primary bedroom includes a walk-in closet and a private ensuite with a tiled shower. Two more bedrooms, a full bathroom and a laundry room complete this level. The unfinished basement has ample space for a recreation room, a bedroom, a bathroom, and storage. Outside, enjoy a private backyard with a gas line for your BBQ, durable fibre cement siding and a double parking pad. This brand-new home includes builder warranty and Alberta New Home Warranty, allowing you to purchase with peace of mind. Enjoy the lifestyle this brand new home offers in beautiful Rockland Park with an incredibly amenity-rich community association that can be enjoyed all year round! **Please note: Photos are of a show home and may not reflect the exact finishes and

features of the property for sale.