



GRASSROOTS
REALTY GROUP

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233 Haskayne Drive NW
Calgary, Alberta

MLS # A2349129



\$779,900

Division:	Haskayne		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,146 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Faces Rear, Heated Garage		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, Rectangu		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: 2 TV Wall Mounts, Closet Storage Unit (Primary Walk-In Closet), Storage Closet (Basement Storage Room)

Welcome to 233 Haskayne Drive NW, a beautifully finished bungalow offering over 2,100 sq. ft. of developed living space in the sought-after community of Rockland Park. Thoughtfully designed with soaring ceilings, an abundance of natural light, a fully developed basement and exceptional outdoor living, this home pairs modern style with the ease and functionality of single-level living. Step inside to a bright and impressive open-concept main floor, where vaulted ceilings, clerestory windows, skylights, and expansive windows create an airy atmosphere throughout the living, dining and kitchen spaces. The living room is anchored by a striking floor-to-ceiling fireplace, while the adjacent dining area provides plenty of room for entertaining. The beautifully appointed kitchen features quartz countertops, full-height cabinetry, a central island, stainless steel appliances and generous storage, all complemented by contemporary finishes and clean lines. The main-floor primary bedroom provides a comfortable private retreat with a walk-in closet and spacious five-piece ensuite, complete with a double vanity, glass-enclosed tiled shower and soaking tub. A convenient powder room and dedicated main-floor laundry further enhance the home's practical bungalow layout. The fully developed basement significantly expands the living space, with a generous recreation room centred around a second fireplace creating an inviting setting for movie nights and entertaining. Two additional bedrooms, a four-piece bathroom and ample storage make the lower level equally well suited to family and guests. Outside, the property takes full advantage of its pie-shaped lot, providing additional yard space rarely found with many bungalow properties in the community. The private, fully fenced and landscaped yard features an expansive multi-level deck with plenty of room to relax, dine and entertain.

outdoors, along with a convenient BBQ gas line. Backing directly onto greenspace and a neighbourhood park, the property enjoys greater depth of view and a more open, attractive setting with no immediate home directly behind. A large heated double detached garage provides excellent space for vehicles, storage and year-round use, while central air conditioning adds comfort throughout the warmer months. Located in scenic Rockland Park, residents enjoy exclusive access to the community lodge and its outdoor pool, hot tub, pickleball courts, playground and fire pit, along with an extensive network of pathways and convenient proximity to Lynx Ridge Golf Club, major routes and the mountains. Combining distinctive bungalow architecture, beautifully finished living spaces, an oversized outdoor setting and a desirable greenspace location, 233 Haskayne Drive NW offers an exceptional opportunity to enjoy the Rockland Park lifestyle.