



**GRASSROOTS**  
REALTY GROUP

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**39 Royston Park NW**  
**Calgary, Alberta**

**MLS # A2216227**



**\$789,900**

|                  |                                       |               |                  |
|------------------|---------------------------------------|---------------|------------------|
| <b>Division:</b> | Haskayne                              |               |                  |
| <b>Type:</b>     | Residential/House                     |               |                  |
| <b>Style:</b>    | Bungalow                              |               |                  |
| <b>Size:</b>     | 1,140 sq.ft.                          | <b>Age:</b>   | 2025 (0 yrs old) |
| <b>Beds:</b>     | 3                                     | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Double Garage Detached                |               |                  |
| <b>Lot Size:</b> | 0.06 Acre                             |               |                  |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Rectangular Lot |               |                  |

|                    |   |                   |     |
|--------------------|---|-------------------|-----|
| <b>Heating:</b>    | Forced Air  | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Tile, Vinyl   | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Finished, Full  | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Cement Fiber Board, Wood Frame  | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows |                   |     |

**Inclusions:** N/A

**\*\*FREE DOUBLE GARAGE NOW WITH PURCHASE!\*\*** The beautiful York built by Brookfield Residential offers Bungalow living with countless upgrades throughout in the sought-after community of Rockland Park. Featuring 3 bedrooms, 3.5 bathrooms and nearly 2,000 square feet living space over two levels with a bright sunshine basement, this home is the perfect fit for those looking to downsize without compromise. The bright and open main living area is designed with entertaining in mind. The soaring 10' ceilings create a bright and inviting space all year round. The expansive ~19'x12' front great room has windows overlooking the front yard and has a central gas fireplace for cozy winter nights. The gourmet kitchen has been upgraded to include a chimney hood fan, gas cooktop, and a built-in oven & microwave for added convenience to everyday living. The kitchen has a wall of pantry storage with ample space for food and appliances. A large primary suite, spanning nearly 12'x13' is complete with a large ensuite that has dual sinks, a tiled walk-in shower, soaker tub and a walk-in closet. The 2pc guest bathroom, laundry space and mud room complete the main level of this home. Upgraded iron spindle railing leads to the lower level which is complete with 9' ceilings and fully developed throughout to include 2 bedrooms and 2 full bathrooms! The central living area is the perfect rec room and separates the two guest bedrooms. The front bedroom has its own walk-in closet and has easy access to the full 4pc bathroom just outside its doorway. The rear bedroom is complete with a private 4pc ensuite. Larger windows in this sunshine basement allow for a brighter and more inviting space all year long. The exterior of the home is finished with fibre cement siding - ensuring you never have to worry about the elements causing damage. The southwest

facing backyard is the optimal space to capture sunshine all summer long. Enjoy the convenience of a BBQ gas line while entertaining in your new backyard. This beautiful brand new bungalow offers peace of mind with builder warranty&nbsp;+ Alberta New Home Warranty. Now offering a free promotional 20' x 22' detached garage keeping your vehicle in valuable safe round. Move in this summer and start enjoying single level living in one of Calgary's most desired communities - Rockland Park!