



GRASSROOTS
REALTY GROUP

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108 Rowmont Heath NW
Calgary, Alberta

MLS # A2227728



\$820,000

| | | | |
|------------------|---|---------------|------------------|
| Division: | Haskayne | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,300 sq.ft. | Age: | 2023 (2 yrs old) |
| Beds: | 4 | Baths: | 3 |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.08 Acre | | |
| Lot Feat: | Back Yard, Front Yard, Level, Rectangular Lot | | |

| | | | |
|--------------------|-----------------------------------|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Unfinished | LLD: | - |
| Exterior: | Cement Fiber Board, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Stone Counters, Walk-In Closet(s)

Inclusions: N/A

Welcome to 108 Rowmont Heath NW – an exceptionally well-maintained Cedarglen Homes Elbow SSY 24 model in the vibrant new community of Rockland Park. Thoughtfully designed and lightly lived in, this home offers 2,300 sq ft of stylish, functional living space and still feels brand new – with no wait required. The main floor is bright and welcoming with 9’ ceilings, wide-plank flooring, and an open-concept layout. At the heart of the home is a modern kitchen with two-tone cabinetry, quartz countertops, a subway tile backsplash, stainless steel appliances, and a large island with room to gather, prep, or pull up a few stools for casual dining. A walk-through pantry connects the kitchen to the mudroom and attached garage for everyday convenience. The open living and dining areas feature large windows with custom window coverings and a sleek gas fireplace – perfect for relaxing or entertaining. A main floor bedroom and full 3-piece bath offer rare and flexible functionality – ideal for multi-generational living, extended guests, or a private office setup with its own bathroom. Upstairs, a spacious bonus room creates the perfect hangout zone or play area. The serene primary suite includes a walk-in closet and a spa-like ensuite with dual vanities, a deep soaker tub, and a fully tiled glass shower. Two additional bedrooms – both with walk-in closets – share a full 4-piece bathroom with dual sinks, and a convenient upper laundry room completes the level. Additional features include tankless on-demand hot water, an undeveloped basement that’s well laid out and full of potential, and a spacious backyard that offers a blank canvas for landscaping, gardening, or future outdoor living. Located in family-friendly Rockland Park, you’ll love the access to parks, pathways, Stoney Trail, and the upcoming HOA

recreation centre with a pool, clubhouse, ice rink, and more. Best of all, this home is priced below what it would cost to build today — and comes with the remaining Alberta New Home Warranty for total peace of mind.