

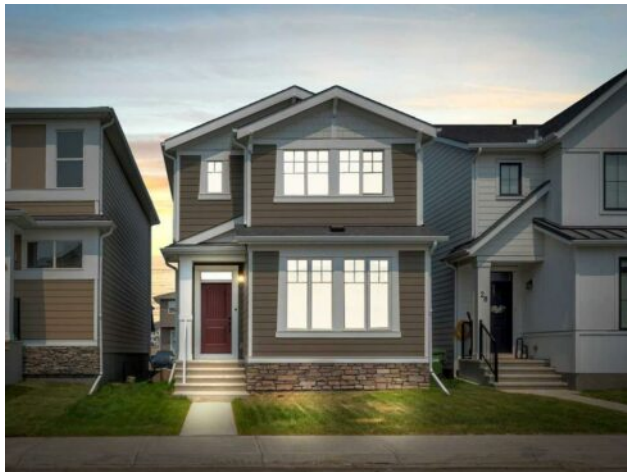


GRASSROOTS
REALTY GROUP

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32 Rowmont Common NW
Calgary, Alberta

MLS # A2233479



\$699,900

Division:	Haskayne		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,759 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	3
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot, Standard Shaped Lot, Zero Lot Line		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Concrete, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Chandelier, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Primary Downstairs, Quartz Counters, Separate Entrance		
Inclusions:	N/A		

Welcome to 32 Rowmont Common NW, a stunning brand-new, never-lived-in home in the prestigious master-planned community of Rockland Park! This beautifully designed 2-storey detached home offers 1,758 sq. ft. of thoughtfully crafted living space, featuring 4 bedrooms and 3 full bathrooms. The main floor boasts an open-concept layout with 9-ft ceilings, luxury vinyl plank flooring, and a stylish kitchen complete with quartz countertops, built-in stainless steel appliances, and a convenient mudroom with a built-in bench. A main-floor bedroom and full 4-piece bathroom provide added flexibility for guests or multi-generational living. Upstairs, enjoy spacious bedrooms and modern finishes throughout. House is fully landscaped with Deck. The unfinished basement features a private side entry, high ceilings, plumbing rough-in, and two large windows—offering incredible potential for future development. This home comes with full builder warranty for peace of mind. Nestled in Rockland Park, one of Calgary's most exciting new communities, this home offers access to incredible future amenities, including a private homeowners' association clubhouse with an outdoor pool, hot tub, fitness center, and social spaces. Enjoy 40+ acres of parks and green spaces, scenic Bow River pathways, and convenient access to Stoney Trail, Crowchild Trail, and nearby shopping and dining options. With top-rated schools, recreational facilities, and a true connection to nature, Rockland Park is designed for modern living with a strong sense of community. Don't miss this opportunity—book your showing today!