



GRASSROOTS
REALTY GROUP

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237 Rowmont Drive NW
Calgary, Alberta

MLS # A2234596



\$1,950,000

Division:	Haskayne		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,483 sq.ft.	Age:	2024 (1 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Backs on to Park/Green Space, Creek/River/Stream/Pond, Front Yard, No Ne		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Tankless Hot Water, Wet Bar		
Inclusions:	N/A		

5-BEDS | 4.5 BATHS | 4,850 TOTAL SQ.FT | 3-CAR GARAGE | SOUTH-FACING BACKYARD | LUXURY FINISHINGS | RIVER VALLY VIEWS | Set on a premium, south-exposed lot overlooking the Bow River valley, this brand-new Crystal Creek home offers nearly 4,850 sq ft of well-appointed living space, designed to make the most of its incredible location. The open-to-above great room is filled with natural light, with expansive rear windows that frame the view and a sleek fireplace that adds warmth and style. The kitchen features built-in JennAir appliances, full-height cabinetry, quartz counters, and a functional walk-through butler's pantry connecting to the mudroom. Near the dining area, sliding doors open to a covered rear deck, perfect for taking in the valley views or extending your living space outdoors on warm evenings. A dedicated front office on the main floor provides a quiet space to work from home. Upstairs, the south-facing primary suite features a private balcony with river valley views, a spa-inspired ensuite with freestanding tub and oversized glass shower, and a custom walk-in closet. Three additional bedrooms share both a Jack-and-Jill bath and a separate full bath, while a central bonus room and nearby laundry room offer practical space for family life. The finished basement includes a rec room with wet bar, a dedicated gym area, a flexible den, a fifth bedroom, and a full bathroom. An oversized triple garage, energy-efficient construction, and full new-home warranty complete the package. Located in Rockland Park with future schools, scenic pathways, and a private residents' clubhouse with pool, this move-in-ready estate home offers one of the best views in northwest Calgary. Book your private showing today before it's gone.

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