



**GRASSROOTS**  
REALTY GROUP

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265 Rowmont Drive NW  
Calgary, Alberta

MLS # A2234600



**\$1,979,000**

Division:	Haskayne		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,558 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, No Neighbours Be		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar		

Inclusions: N/A

5 BEDS | 4.5 BATHS | 5,054 TOTAL SQ.FT. | RIVER VALLEY VIEWS | PREMIUM WALKOUT LOT | LUXURY FINISHES | Backing directly onto the Bow River valley on a premium south-exposed walkout lot, this brand-new luxury home by Crystal Creek Homes offers over 5,000 sq ft of finished living space. A soaring open-to-above great room and full-width covered deck frame unobstructed valley vistas, the chef's kitchen pairs two-tone cabinetry with a premium appliance package, and a main-floor office lets you work without leaving the view. Upstairs, the south-facing primary retreat features a private balcony, luxurious ensuite with freestanding tub and oversized tiled shower, and a walk-in closet that feels more like a dressing room. While three additional bedrooms share a Jack-and-Jill bath and a separate full main bath. The walkout level hosts a bright rec area, games space, wet bar and fifth bedroom, all stepping out to a sheltered patio where you can watch eagles glide over the river. Wide-plank hardwood, curated tiles and warm neutral palettes add a relaxed elegance that feels at one with the setting. And the oversized triple garage keeps bikes, kayaks and gear at the ready for weekend adventures on nearby pathways. Slated for completion in mid-summer, this is a rare opportunity to own new construction with full builder warranty in Rockland Park - Calgary's next great master-planned community. With future parks, playgrounds, access to the Rocky Mountains and a private recreation facility with pool. Book your private tour today