



GRASSROOTS
REALTY GROUP

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229 Rowmont Drive NW
Calgary, Alberta

MLS # A2248715



\$2,150,000

Division:	Haskayne		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,321 sq.ft.	Age:	2024 (1 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Backs on to Park/Green Space, Creek/River/Stream/Pond, No Neighbours Be		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Stucco	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Stone Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to 229 Rowmont Drive NW. Set on a rare lot backing onto protected greenspace, this brand-new luxury estate by Baywest Homes captures sweeping views of the Bow River Valley and Bearspaw Reservoir. With a premium south-exposed design, this home offers over 4,800 sq. ft. of exquisitely finished living space and sides directly onto Rockland Park's Osprey playground. Step into a grand foyer with soaring ceilings open to above, setting the tone for the home's thoughtful design and refined style. The chef-inspired kitchen showcases striking two-tone cabinetry, a premium appliance package, and a walk-through mudroom with access to both a full storage pantry and a dedicated butler's pantry. A front-facing main-floor office provides the perfect work-from-home retreat, while the bright open-concept great room captures endless valley views. The spacious dining area flows seamlessly to a large covered deck, designed for year-round entertaining. Upstairs, the south-facing primary suite is a true sanctuary with a spa-like ensuite featuring a freestanding soaker tub and oversized tiled shower, and an expansive walk-in closet. The additional bedrooms—each with walk-in closets—plus a flexible loft and laundry room complete the upper level. The fully developed basement level offers exceptional versatility, featuring a sunlit recreation area, games room, bathroom, and a fifth bedroom, all of which open to a sheltered lower patio. Wide-plank hardwood, curated tile selections, and warm neutral tones create an atmosphere of relaxed sophistication throughout. The oversized side-drive triple garage provides ample room for vehicles, storage, or a workshop space. Additional highlights include full landscaping, air conditioning, and custom window coverings—all included in the price. Furnishings may also be

negotiable. Nestled in Rockland Park, one of northwest Calgary's most coveted new communities, residents will enjoy future schools, scenic pathways, and exclusive access to a private clubhouse with pool. With unmatched views and meticulous craftsmanship, this home defines estate living on the Bow.