



GRASSROOTS
REALTY GROUP

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**180 Rowmont Boulevard NW
Calgary, Alberta**

MLS # A2254762



\$639,900

Division:	Haskayne		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,508 sq.ft.	Age:	2020 (5 yrs old)
Beds:	3	Baths:	1 full / 2 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Close to Clubhouse, Interior Lot, Rectangular Lot, View		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Aluminum Siding , Vinyl Siding	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recreation Facilities, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	TV mounts (2), Shelving (All), Doorbell camera		

OPEN HOUSE SAT SEPT 6TH 12:00-2:00PM This is the one you've been waiting for... A beautifully upgraded home, in a lively location, at an unbeatable price! Located directly across the street from Rockland Park's impressive community centre, this property is perfect for anyone seeking a fun and active lifestyle, in an exciting new neighbourhood. This 3 bedroom, 2.5 bathroom home offers over 1500 sq ft of functional living space for your family. You will be immediately impressed by the high ceilings and bright, natural light. Feast your eyes on the brilliant kitchen, with \$20,000 worth of upgrades - Full height cabinetry, quartz countertops, no-scratch sink and a massive walk-in pantry! The mud room leads out to your oversized deck with BBQ gas line. The primary bedroom boasts a large walk-in closet and 3pc ensuite with walk-in shower. Two more generously sized bedrooms, a 4pc bathroom and a convenient laundry room with ample storage completes the upper level. Basement is roughed in for plumbing, offering tons of potential for you in the future. There is a parking pad in the back for you to build a double car garage. Other features include: durable vinyl plank flooring, extra wide staircase, custom accent walls and a new retaining wall in the backyard. Rockland Park has been designed to perfectly balance nature, community and convenience. There are endless recreational opportunities on your doorstep (quite literally!). Walk across the street to the community centre and enjoy exclusive, year-round access to a plethora of amenities and activities. There is an outdoor swimming pool with poolside cabanas, hot tub, playground, fire pits, ice skating, hockey rink/basketball court, skateboard area, and pickleball courts! If this isn't enough, explore the extensive pathway system with stunning river valley and mountain views. The community is also set to build a new

k-9 school and massive commercial space. All that's left to do is move in and enjoy! Book a showing before it's too late and check out the 3D TOUR!