



GRASSROOTS
REALTY GROUP

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103 Royston Way NW
Calgary, Alberta

MLS # A2266192



\$659,900

Division:	Haskayne		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,824 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Off Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	High Efficiency	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Separate/Exterior Entry, Unfinished	LLD:	-
Exterior:	Cement Fiber Board	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Bathroom Rough-in, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)

Inclusions: \$6274 Appliance allowance to be used at the Builder's supplier.

Step inside and feel it - that rare mix of calm sophistication and instant comfort. This stunning paired home in Rockland Park was designed for the way modern families truly live: open, elegant, and filled with natural light. Every detail has been carefully selected, from the warm oak flooring underfoot to the crisp white shaker cabinetry and soft quartz countertops that define the heart of the home. The kitchen is the showpiece - bright, functional, and beautifully connected to the dining nook and great room beyond. A generous island invites family and friends to gather, while the walk-in pantry keeps everything organized behind the scenes. Step through sliding doors to the rear deck, where evenings are made for barbecues, sunsets, and unwinding after a long day. The main floor offers a great sized flex room making the perfect study/office, kids play room, reading room, etc. Upstairs, the layout was designed for both connection and retreat. The primary suite feels like a private sanctuary with its spa-inspired ensuite - dual sinks, glass shower, and a walk-in closet that makes mornings effortless. The bonus room offers a versatile family hub, flanked by two additional bedrooms, a full bath, and a conveniently located laundry room. What truly sets this home apart is its separate side entrance and suite-ready basement, already roughed in for a future secondary suite (subject to city approval & permit). It's a smart investment in flexibility - whether you dream of a place for guests, rental income, or multi-generational living. Throughout, the design strikes a perfect balance between modern minimalism and everyday warmth. The combination of light cabinetry, natural wood tones, and soft greige finishes creates a timeless look that feels fresh, bright, and inviting. Located in the highly sought-after community of Rockland Park, you'll enjoy the perfect blend

of nature and convenience - with river pathways, parks, and future retail amenities just steps from your door. This is more than just a home; it's where style meets substance, where design meets function, and where every day feels a little more elevated. Book your private showing today and experience the lifestyle waiting for you in Rockland Park.