



GRASSROOTS
REALTY GROUP

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65 Rowmont Link NW
Calgary, Alberta

MLS # A2266220



\$1,565,000

Division:	Haskayne		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,124 sq.ft.	Age:	2023 (2 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Level, No Neighbour		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stone, Stucco	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Chandelier, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Stone Counters, Walk-In Closet(s)		
Inclusions:	2 Bidets, TV & Wall Mount in Great Room, Projector & Screen in Lower Rec Room		

Welcome to this breathtaking luxury estate home in the prestigious community of Rockland Park, where sophisticated design meets modern elegance. The Lucca Model built by Brookfield offers over 3,100 sq. ft. above grade and more than 4,500 sq. ft. of total developed living space, this residence offers a rare combination of grand scale, refined finishes, and serene natural surroundings. Step inside to a massive main living area that exudes a sleek Miami-inspired aesthetic, featuring full marble countertops and backsplash, a state-of-the-art chef's kitchen, and expansive windows that flood the home with natural light. The open-concept layout flows effortlessly into a spacious dining area that opens onto a full-width deck, perfect for entertaining or relaxing while taking in the lush greenery beyond. Light up your nights with the Gemstone lighting. Upstairs, you'll find three large bedrooms, including a luxurious primary retreat, along with an open-to-below bonus room that adds architectural drama and brightness to the upper level. The fully developed basement continues to impress with an additional bedroom and bathroom, a versatile flex room or home gym, and a recreation / movie room—the ideal setup for family fun or hosting guests. Backing onto a beautiful greenspace with direct access to the Bow River pathways, this home offers peace, privacy, and proximity to nature while being just minutes from all the amenities that make Rockland Park one of Calgary's most sought-after communities. Residents of Rockland Park enjoy exclusive access to an incredible community center featuring an outdoor pool, hot tub, sport courts, playground, and gathering spaces—all designed to enhance the vibrant lifestyle this community is known for. Experience elevated living in a home that truly has it all—style, space, and

sophistication.