



GRASSROOTS
REALTY GROUP

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184 Rowmont Boulevard NW
Calgary, Alberta

MLS # A2273470



\$800,000

Division:	Haskayne		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,834 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Close to Clubhouse, Front Yard, Interior Lot,		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Skylight(s)		

Inclusions: N/A

Discover executive living in this stunning Morrison-built home, perfectly positioned in the highly sought-after northwest community of Rockland Park. Ideally located directly across from the community centre and Lodge, this property offers an exceptional lifestyle opportunity. Step inside to a main floor designed for seamless modern living. At the heart of the home is the chef-inspired kitchen, featuring full-height cabinetry with soft-close doors and drawers, a Smart fridge, electric stove, chimney hood fan, dishwasher, and built-in microwave. Premium finishes elevate the space, including Granite countertops on the island, Quartz on the perimeter, and a full-height stone backsplash. The welcoming living room showcases a sleek electric fireplace with contemporary marble looking 24" x 48" tile, an impressive focal point. A bright dining area flows effortlessly into a versatile flex space, ideal for an office, coffee bar, or play area. Additional main-floor highlights include a stylish half bath with a full-height tile backsplash, a functional pantry, and a rear entrance with a built-in bench and closet. The home also offers the convenience of a separate side entrance. The modern railing leads you to the upper level, where a spacious Bonus Room provides the perfect spot for family time or relaxation. The front-facing primary suite feels like a private retreat, featuring floating comfort-height vanities, Quartz counters, and a luxurious tiled shower with a bench and 10mm glass. Two additional bedrooms, a full bathroom, and a dedicated laundry room complete the upper level. Thoughtful upgrades enhance every corner of the home laminate flooring on the main and upper level, carpet in the bedrooms, tile at the entrances, black hardware, a bright skylight upstairs, and Zebra window coverings. The separate entrance and unfinished basement offer a fantastic opportunity to bring your

own vision to life. Don't miss your chance to own this exceptional home in Rockland Park.