



**94 Royston Park NW  
Calgary, Alberta**

**MLS # A2274456**



**\$699,900**

<b>Division:</b>	Haskayne		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,834 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Concrete, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

# Please watch Virtual Tour# Welcome to your dream home in the highly sought-after, brand-new community of Haskayne in Rockland Park! This stunning, never-lived-in, 1,833 sq ft two-storey residence perfectly blends modern design with functional family living. Step inside to discover an inviting and open-concept main floor flooded with natural light. The heart of the home features Electric Fireplace with a feature wall, gourmet kitchen with quartz countertops, stainless steel appliances, and a large central island, flowing seamlessly into the spacious living and dining areas. A highly valuable main floor office provides the perfect quiet space for working from home or studying. Upstairs, the home continues to impress. The private quarters include three generous bedrooms, highlighted by a luxurious primary suite complete with a ensuite and walk-in closet. A central, versatile Bonus Room offers a fantastic secondary gathering space—ideal for a media room, play area, or teen retreat. Haskayne offers a premier NW Calgary lifestyle with quick access to the mountains, extensive pathways, and the planned amenities of Rockland Park. Don't miss the opportunity to be the very first to call this exquisite property home!