



**82 Royston Park NW
Calgary, Alberta**

MLS # A2274872



\$749,900

Division:	Haskayne		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,960 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Private		

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

This brand new home, the 'Oxford', is an incredible opportunity in the desirable new community of Rockland Park and ready for immediate possession! This home is situated on a bright and sunny lot with a southeast facing front yard - allowing natural light to pour through the main level all day long while offering west sun in the backyard during the evening. Featuring 3 bedrooms, 2.5 bathrooms and two living spaces + a home office / flex space and an undeveloped basement with a private side entrance, this property is perfect for investors, multi-generational living or those that want a large family home with space to grow! Built by Brookfield Residential, the Oxford is a stunning home boasting nearly 2,000 square ft. of living space. This open concept main floor has 9 ft. ceilings and extended height cabinets and a large island with a gourmet kitchen package including chimney hood fan, built-in microwave and gas range. The main floor features a large great room with plenty of natural light and a main floor flex space with double doors for added privacy - making it perfect for a work-from-home space! Luxurious and resilient LVP and tile flooring flow throughout the main level, making it perfect for those with children and pets. The upper level features a central bonus room that separates the primary bedroom from secondary rooms. Enjoy the luxury of this large primary suite that spans nearly 13'x13' and is complete with a beautiful ensuite bathroom with dual sinks and a walk-in shower. Two more bedrooms, a full bathroom and a laundry room complete the second level. The basement has direct access via a side entrance and is undeveloped but includes 9' foundation walls and rough-ins for a future suite (subject to City of Calgary approval)! Completing the home is a rear BBQ gas line for daily convenience and a double gravel parking pad with ample space to accommodate a

garage if desired in the future. This home is brand new and comes with builder warranty + Alberta New Home Warranty!