



GRASSROOTS
REALTY GROUP

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29 Rowmont Common NW
Calgary, Alberta

MLS # A2277545



\$984,900

Division:	Haskayne		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,593 sq.ft.	Age:	2024 (2 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard		

Heating:	High Efficiency, Fireplace(s)	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Kitchen Island, Pantry, Soaking Tub, Storage, Walk-In Closet(s)		
Inclusions:	Mirrors in the Master's Bathroom		

Welcome to 29 Rowmont Common NW, a stunning, sun-drenched residence that perfectly balances modern luxury with thoughtful family functionality. This south-facing home boasts a striking contemporary exterior with stone accents and a double attached garage. The bright, open-concept main floor features soaring ceilings, wide-plank flooring, and premium finishes throughout. The chef-inspired kitchen is a true showstopper, centered around a massive quartz island with a black undermount sink and designer pendant lighting. It comes fully equipped with a 5-burner LG gas cooktop, sleek chimney-style hood fan, integrated smart microwave and oven, and a full walk-through pantry. A dedicated breakfast nook with additional cabinetry and counter space is conveniently located directly beside the smart refrigerator. For the remote professional, a private main-floor office is situated near the entrance, flanked by a front-door closet and a functional half-bath. The living area is anchored by a sleek Gas Metal Fireplace, and the main level provides ample storage with direct mudroom-style access to the garage. Ascend the carpeted stairs with open railing to a versatile central bonus room, perfect for family movie nights. The Primary Suite serves as a sanctuary, featuring a private 4-piece ensuite with dual sinks and a spacious walk-in closet. Uniquely, the second bedroom also features its own 4-piece ensuite and walk-in closet, making it an ideal "junior suite," while a third generous bedroom sits nearby. The dedicated laundry room is a dream, complete with a washer/dryer, folding table, and built-in storage. The professionally finished basement extends your living space even further with two additional bedrooms, a large entertainment area, and a modern 3-piece bath. The utility room is

meticulously maintained, featuring a Reverse Osmosis water system, high-efficiency furnace, and electrical panel. Outside, the south-facing backyard is a blank canvas, offering maximum sunlight throughout the day, perfect for a future custom deck. With tiled-to-the-ceiling finishes and large windows throughout, this home is flooded with natural light and ready for you to move in