



**50 Royston Terrace NW  
Calgary, Alberta**

**MLS # A2290088**



**\$840,000**

<b>Division:</b>	Haskayne		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,337 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Zero Lot Line		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage		

**Inclusions:** The Furniture is negotiable.

Welcome to 50 Royston Terrace NW in Rockland Park, a 2024-built home offering a clean modern design, thoughtful functionality, and a bright, open main floor layout. The kitchen is a true focal point of the home, featuring a large central island with an expansive quartz countertop, offering excellent prep space, storage, and casual seating potential. The space is further enhanced by two-tone cabinetry, stainless steel appliances, built-in microwave and wall oven, gas cooktop, chimney-style hood fan, walk-in pantry, matte black hardware, pendant lighting, and recessed ceiling lights. The white upper cabinetry keeps the kitchen bright and timeless, while the darker island and lower cabinetry add contrast and a clean contemporary feel. The kitchen connects naturally with the dining and living areas, creating an easy flow for daily use, family time, and entertaining. The dining area is comfortably sized for a large table, while the living room is anchored by a modern fireplace and surrounded by large windows that bring in natural light. A practical mudroom, walk-in pantry, 2-piece bath, and attached double garage support everyday convenience and help keep the main floor organized. Upstairs offers a generous family room, upper laundry, three bedrooms, and each bedroom includes its own walk-in closet, giving the household more flexible and practical storage options. The primary bedroom features a spacious walk-in closet and a well-appointed 5-piece ensuite with dual sinks, soaker tub, and separate shower. The basement is currently undeveloped, giving the next owner excellent flexibility and creative freedom. Whether envisioned as a recreation room, gym, media area, additional storage, hobby space, or future customized development, it offers a blank canvas to adapt the home to changing lifestyle needs. Located in Rockland Park, residents enjoy access to HOA amenities

including community spaces, programming, hot tub, pickleball courts, playground, and park areas. A stylish, functional, and move-in-ready home in one of NW Calgary's growing master-planned communities.