



**75 Royston Heath NW
Calgary, Alberta**

MLS # A2291564



\$880,000

Division:	Haskayne		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,312 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Cleared, Front Yard		

Heating:	High Efficiency	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Walk-In Closet(s)

Inclusions: n/a

WALKOUT BASEMENT | FACING THE PARK. Welcome to this beautifully designed home in the highly sought-after community of Rockland Park, offering over 3,200 sq ft of thoughtfully planned living space, including a fully finished walkout basement. Perfectly positioned facing a park, this home offers both scenic views and enhanced privacy, while the south-facing backyard allows natural light to pour in throughout the day. The main floor showcases a spacious and functional layout, anchored by a large kitchen featuring ample cabinetry, a well size pantry, and seamless flow into the dining and living areas. The open-concept design is ideal for both everyday living and entertaining, complemented by expansive windows and access to the elevated balcony. Upstairs, you’ll find a well-balanced layout with a generous primary retreat complete with a 5-piece ensuite and walk-in closet, along with two well-sized secondary bedrooms. A bright bonus/family room open to below adds an airy, modern touch, while the convenient upper-level laundry enhances everyday functionality. The fully finished walkout basement extends your living space with a large recreation room, full bathroom, and direct access to the backyard, making it perfect for guests, a home gym, or additional entertainment space. Thoughtfully equipped for the future, this home includes valuable upgrades such as solar panel conduits, A/C rough-in, and a water softener. Combining an exceptional location, smart layout, and long-term efficiency, this is a rare opportunity to own a move-in ready home in one of Calgary’s most exciting and growing communities. Schedule a private showing today and come see it before it’s too late. Some photos are virtually staged.