



**67 Royston Heath NW
Calgary, Alberta**

MLS # A2291573

\$900,000



Division:	Haskayne		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,344 sq.ft.	Age:	2023 (3 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Cleared, Dog Run Fenced In, Front Yard, See Remarks		

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

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

Inclusions: n/a

LEGAL BASEMENT SUITE - WALKOUT - FACING PARK, client SPENT CLOSE to \$150,000 in upgrades!!! Welcome to this beautifully upgraded home in the highly sought-after community of Rockland Park, offering the perfect blend of modern comfort, income potential, and an exceptional location. Boasting over 2,300 sq ft of above-grade living space, this thoughtfully designed home features a bright and open main floor with spacious living and dining areas, ideal for both everyday living and entertaining. Large windows flood the home with natural light, enhanced by the highly desirable south-facing backyard, creating a warm and inviting atmosphere throughout the day. Step outside onto the full-size deck, perfect for summer gatherings while enjoying views of the lush green space directly in front of the home. Upstairs, you’ll find a well-appointed layout with generous bedrooms, including a spacious primary retreat complete with a walk-in closet and a luxurious 5-piece ensuite. A bonus family room and upper-floor laundry add both comfort and convenience for modern family living. One of the standout features of this home is the 1-bedroom walkout basement L legal suite, offering approximately 846 sq ft of developed living space. Complete with its own kitchen, living area, bedroom, and full bathroom, it provides excellent flexibility for rental income, extended family, or private guest accommodation. Additional upgrades and features include: Central air conditioning for year-round comfort Whole-house water softener and filtration system Solar panel conduits already in place for future energy efficiency ? Double attached garage with ample storage Located in a vibrant and growing northwest community, this home offers access to parks, pathways, and future amenities, making it an excellent choice for families and investors alike. This is a rare opportunity to own a

move-in-ready home with income potential, premium upgrades, and an unbeatable setting.