



**226 Haskayne Drive NW
Calgary, Alberta**

MLS # A2291655



\$714,900

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|------------------|---------------------------------|---------------|------------------|
| Division: | Haskayne | | |
| Type: | Residential/Duplex | | |
| Style: | 2 Storey, Attached-Side by Side | | |
| Size: | 1,849 sq.ft. | Age: | 2024 (2 yrs old) |
| Beds: | 5 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.06 Acre | | |
| Lot Feat: | Back Lane | | |

| | | | |
|--------------------|---|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Tile, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Kitchen Island, Quartz Counters, Wet Bar | | |

Inclusions: n/a

Discover refined living in this exceptional two-storey duplex nestled in the scenic Haskayne community of Rockland Park. Thoughtfully crafted for comfort and versatility, this residence blends modern elegance with functional design. Step inside to a bright, open main floor where a sleek, modern kitchen flows seamlessly into an inviting living area—perfect for hosting or unwinding. A private main-floor office offers the ideal workspace for today’s lifestyle. Upstairs, three spacious bedrooms and a stylish bonus room create a serene retreat for family living. The primary suite and upper level layout offer both comfort and convenience. Upper floor laundry is set for your convenience. The fully finished basement extends the home’s possibilities with two additional bedrooms, a full bathroom, and a second laundry setup, making it ideal for multi-generational living or added privacy for guests. Outside, enjoy the convenience of a detached two-car garage equipped with a rough-in EV outlet, perfect for electric-vehicle owners or future-proofing your investment. The house is also roughed in for A/C. Set in the picturesque Haskayne area, surrounded by natural pathways and future amenities, this home delivers a rare blend of modern living and community charm.