



411 Rowley Way NW
Calgary, Alberta

MLS # A2295316



\$929,900

Division:	Haskayne		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,431 sq.ft.	Age:	2022 (4 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Private Electric Ve		
Lot Size:	0.08 Acre		
Lot Feat:	Landscaped, Lawn, Private, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

|| OPEN HOUSE || March 21 (SAT) 2:00pm - 4:00pm. Nestled in the vibrant and highly coveted community of Rockland Park, this remarkable 4 bedroom, 3.5 bathroom residence is where timeless elegance meets everyday comfort. Step inside and be immediately impressed by open concept layout, 9 ft ceilings, and luxurious vinyl flooring the main level & upstairs. A chef-inspired kitchen beautifully appointed with premium stainless steel appliances, including a gas stove, T-shaped chimney hood fan, and built-in microwave. Stunning quartz countertops, designer backsplash tile, custom cabinetry, and an oversized island—perfect for casual breakfast nook. Tuck away essential food items into a walkthrough pantry, and the spacious mudroom keeps everything organized. The main floor also features a versatile private office, framed by a large window and elegant French doors - ideal for working from home or creating a dedicated play area. The dining area easily accommodates a large table, and it flows seamlessly into the inviting living room, where a central fireplace creates a warm and welcoming atmosphere for friends and family gatherings. Upstairs, a spacious bonus room offers a perfect setting for practicing musical equipment, playing board games with family, or simply unwinding at the end of the day. The primary bedroom has a walk-in closet, spa-inspired ensuite 5pc bathroom with freestanding soaker tub, separate glass shower, and double vanity. Two other bedrooms are impressively big, each with walk-in closets and bright south-facing exposure to bring natural light throughout the day. 5pc bathroom with dual sinks and convenient laundry room complete this level. The fully developed basement extends your living space offering a large recreation area with endless possibilities from a home theatre and fitness zone. A 4th bedroom and full 4pc

bathroom provide flexibility for teenager children, overnight guests, or extended family living. Step outside to enjoy the beautifully maintained backyard, featuring a large deck just perfect for alfresco lunches or evening BBQs with a convenient gas hookup. This home continues to impress with exceptional upgrades, including solar panels (\$35,000+), central air conditioning (2024) for year-round comfort, and a double attached garage equipped with an EV charger. Living in Rockland Park means embracing a lifestyle rich in nature and living together with your neighborhood. Enjoy access to well-managed community clubhouse, parks, playgrounds, and just a few minutes walk, the serene riverside awaits - offering fresh air, scenic views, and a daily connection to nature. This is more than just a house. It's a place where memories are made, families grow, and your life is fulfilled with happiness! Welcome home!