



**206 Rowley Way NW
Calgary, Alberta**

MLS # A2304849



\$1,200,000

Division:	Haskayne		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,428 sq.ft.	Age:	2021 (5 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Creek/River/Stream/Pond, Landscaped, No Neighbours Behind, Rectangular		

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

Features: Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Tankless Hot Water, Walk-In Closet(s), Wired for Sound

Inclusions: Basement bar fridge, all 3 TVs, basement amp, built-in speaker system, upstairs bose sound bar

Welcome to the prestigious community of Rockland Park. This gorgeous home, backing on to the POND offers stunning VIEWS in a sophisticated and modern setting. Inside, you're greeted with an open floor plan with beautiful luxury vinyl plank flooring and large windows allowing you to fully appreciate the unobstructed views! The kitchen is a masterpiece. It features a 13' long central island with WATERFALL quartz countertops and an UPGRADED appliance package with a GAS stove. A living room, dining area, powder room and a main floor bedroom complete the main level. Access to your UPGRADED and OVERSIZED 26' x 10' balcony with a BBQ gas line is just off your kitchen! UPGRADED glass railings and luxury vinyl plank stairs lead you to the upper level. Here you'll find 3 generously sized bedrooms and two 5-pc bathrooms. The primary ensuite has been beautifully designed with a fully tiled walk-in shower, a large soaker tub and double vanities. The closets have been upgraded with built-in organizers. A large family room and a laundry room are on this level for added convenience. The fully developed WALKOUT basement has a 3-pc bathroom, an additional bedroom and a beautiful wet-bar next to the spacious living room. Concrete steps along the side of the home lead you to your finished backyard featuring stamped concrete landscaping - a beautiful space to enjoy the warm summer evenings! Central AIR-CONDITIONING keeps you cool when needed. This home is loaded with BUILDER UPGRADES including 9' ceilings on all 3 levels, 8' doors throughout the home, upgraded interior and exterior pot lights, cement fibre (hardie board) siding, triple pane windows and a tankless hot water heater. Residents of Rockland Park have exclusive access to incredible amenities including an outdoor

pool, hot tub, community centre, sport courts, playground, and gathering spaces. Rarely do homes of this calibre come on the market!
Call to book your private showing today!