



**31 Royston Heath NW  
Calgary, Alberta**

**MLS # A2151411**



**\$929,900**

<b>Division:</b>	Haskayne		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,070 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Tankless Hot Water, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Walk out with COP view, brand new, and upgraded, welcome to this 2070 sqft family home in prestige Rockland Park (Haskayne). It features main floor den, 9 feet ceiling, LVP floor throughout main floor, knockdown ceiling, quartz counter tops in the kitchen and bathrooms, and upgraded lighting package. Upper floor has 3 bedrooms, large and bright master bedroom with COP view, ensuite with double vanity sinks, separated shower and bathtub, large bonus room, functional compartment main bathroom also with double vanity sinks, and laundry room. Main floor with sunny living room, sliding door to walk out deck, upgraded kitchen cabinets and chimney hood fan, stainless steel appliances, spacious dining area, walk through pantry, and office with window. Walk out basement with large windows and bathroom rough in. It closes to the future community center, COP, shopping, river, and easy access to major roads. \*\* 31 Royston Heath NW \*\*