



**31 Royston Heath NW
Calgary, Alberta**

MLS # A2151411



\$879,900

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

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