



**12 Rowley Terrace NW**  
**Calgary, Alberta**

**MLS # A2177390**



**\$739,900**

<b>Division:</b>	Haskayne		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,746 sq.ft.	<b>Age:</b>	2021 (3 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle, Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Tankless Hot Water		
<b>Inclusions:</b>	N/A		

Welcome to your dream home! Nestled in the heart of Calgary's newest NW community of Rockland Park built by Cedarglen homes. Just steps away from the pond, this stunning 4-bedroom, 3.5-bathroom residence boasts an array of upgrades and features that redefine modern luxury living. As you step inside, you'll be greeted by an abundance of natural light flooding through the expansive windows, accentuating the spaciousness and elegance of the home. The main floor boasts vinyl plank flooring, 9' ceilings with a seamless flow from the living area to the dining space and gourmet kitchen, creating the perfect setting for entertaining guests or enjoying cozy family nights. The kitchen is a chef's delight, featuring upgraded appliances with wi-fi, including full-height cabinets and quartz countertops throughout. Upstairs, the opulent primary bedroom suite awaits, complete with a 4pc ensuite bathroom, and double sink vanity. Two additional bedrooms and another bathroom provide ample space for family or guests. But that's not all - the bonus room offers versatility and can be used as a home office, media room, or play area. The fully finished basement has laminate flooring with a spacious 4th Bedroom or can be used a rec room, and another full bathroom. Additional features include aluminum garage roofing, hardieback (front), tankless water heater & kinetico platinum water softener. Schedule your viewing today!