



**233 Rowmont Drive NW
Calgary, Alberta**

MLS # A2188198



\$1,948,000

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|------------------|--|---------------|------------------|
| Division: | Haskayne | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,620 sq.ft. | Age: | 2024 (2 yrs old) |
| Beds: | 4 | Baths: | 3 full / 2 half |
| Garage: | Triple Garage Attached | | |
| Lot Size: | 0.15 Acre | | |
| Lot Feat: | Backs on to Park/Green Space, Landscaped | | |

| | | | |
|--------------------|--|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Cement Fiber Board, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s) | | |
| Inclusions: | N/A | | |

Welcome to the Dorchester by Crystal Creek Homes. This stunning home combines luxurious features with thoughtful design, starting with a CHEF'S KITCHEN that boasts high-end appliances, custom cabinetry, and a spacious layout perfect for culinary creativity. The open-concept great room showcases impressive open beam VAULTED CEILINGS, creating a grand and airy atmosphere ideal for both relaxing and entertaining. A second story LOFT space offers the flexibility of a second bedroom and bathroom, providing added privacy and convenience. The finished basement is an entertainer's dream, complete with a stylish BASEMENT BAR featuring quartz countertops and custom cabinets, along with a home gym for ultimate comfort and functionality. Step outside on your back deck, offering a seamless transition between indoor and outdoor living to absolutely stunning views of the BOW RIVER RAVINE. With every detail meticulously crafted, this home offers the perfect blend of elegance and practicality. Photos are representative.