



**370 Rowley Way NW
Calgary, Alberta**

MLS # A2210096



\$1,749,900

Division:	Haskayne		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,069 sq.ft.	Age:	2022 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Aggregate, Driveway, Garage Faces Front, Triple Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Rectangular Lot		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished, Walk-Out To Grade	LLD:	-
Exterior:	Metal Siding , Stone, Stucco	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Stone Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	BBQ, Murphy Bed		

A Rare Opportunity in Rockland Park — Backing Directly onto the Bow River Welcome to a truly exceptional Brookfield-built walkout home, perfectly positioned on one of Rockland Park’s most coveted lots—offering unobstructed views of the Bow River and surrounding parkland. With over 3,000 sq. ft. of thoughtfully designed living space above grade, this residence strikes a rare balance between bold sophistication and everyday functionality. Step inside to a warm, moody interior—a refined contrast to the typical modern farmhouse look—where every detail has been curated with intention. At the heart of the home, a chef-inspired kitchen features ceiling-height dark cabinetry, high-end JennAir appliances, an oversized island ideal for entertaining, and a walkthrough pantry with a dedicated coffee station. The open-concept main floor flows seamlessly from kitchen to dining to living, framed by dramatic feature walls including fireplace and expansive windows that flood the space with natural light and frame those breathtaking river views. Step out onto the large upper deck—your front-row seat to nature—perfect for hosting or simply unwinding in peace. A private main floor office, just off the main living area, offers a serene workspace with inspiring views and natural light. Function meets luxury in the oversized mudroom with built-in storage, conveniently connected to the triple car garage—fully finished, heated, and upgraded with large windows and a Lennox unit. This home also includes a full solar package, delivering long-term energy savings and sustainable living from the moment you move in. The upper floor boasts a dramatic vaulted foyer, spacious bonus loft, and a showstopping primary retreat with soaring ceilings, a two-storey wall of windows, and a spa-like 5-piece ensuite. Enjoy the fully tiled

shower, freestanding tub with a feature wall, dual vanities, and a walk-in closet connected to the laundry room. Two additional bedrooms with walk-in closets share a full 5-piece ensuite. Designed for future flexibility, the walkout basement is suite-ready with rough-ins for heating, electrical, and plumbing—ideal for a future legal suite, multi-generational living, or guest retreat. The lower patio matches the upper deck in size and view, extending your outdoor enjoyment. Development and construction of a suite are subject to City of Calgary approval and permitting. Buyers are advised to conduct their own due diligence. Just steps from The Lodge—Rockland Park’s premier 4-acre private HOA facility—you’ll enjoy year-round amenities including a 25m lap pool, zero-entry splash zone, hot tub, cabanas, playground, adventure trails, hockey rink, pickleball courts, and more. Plus, you’re surrounded by endless green space, Bow River pathways, and convenient access to Stoney Trail, Highway 1, and Crowchild—making it just 20 minutes to downtown or a straight shot to the mountains. This isn’t just a home—it’s a statement. A retreat. A lifestyle. And it’s waiting for you.