

780-832-5880

cord@gpremax.com

265 Rowmont Drive NW Calgary, Alberta

MLS # A2234600



\$1,924,000

Division:	Haskayne			
Type:	Residential/House			
Style:	2 Storey			
Size:	3,558 sq.ft.	Age:	2024 (1 yrs old)	
Beds:	5	Baths:	4 full / 1 half	
Garage:	Triple Garage Attached			
Lot Size:	0.15 Acre			
Lot Feat:	Backs on to Park/Green Space, Creek/River/Stream/Pond, Landscaped, I			

Forced Air	Water:	-
Carpet, Ceramic Tile, Hardwood	Sewer:	-
Asphalt Shingle	Condo Fee:	-
Finished, Full, Separate/Exterior Entry, Walk-Out To Grade	LLD:	-
Cement Fiber Board, Wood Frame	Zoning:	R-G
Poured Concrete	Utilities:	-
	Carpet, Ceramic Tile, Hardwood Asphalt Shingle Finished, Full, Separate/Exterior Entry, Walk-Out To Grade Cement Fiber Board, Wood Frame	Carpet, Ceramic Tile, Hardwood Asphalt Shingle Finished, Full, Separate/Exterior Entry, Walk-Out To Grade Cement Fiber Board, Wood Frame Zoning:

Features:

Bar

Inclusions: N/A

5 BEDS | 4.5 BATHS | 5,054 TOTAL SQ.FT. | RIVER VALLEY VIEWS | PREMIUM WALKOUT LOT | LUXURY FINISHES | Backing directly onto the Bow River valley on a premium south-exposed walkout lot, this brand-new luxury home by Crystal Creek Homes offers over 5,000 sq ft of finished living space. A soaring open-to-above great room and full-width covered deck frame unobstructed valley vistas, the chef's kitchen pairs two-tone cabinetry with a premium appliance package, and a main-floor office lets you work without leaving the view. Upstairs, the south-facing primary retreat features a private balcony, luxurious ensuite with freestanding tub and oversized tiled shower, and a walk-in closet that feels more like a dressing room. While three additional bedrooms share a Jack-and-Jill bath and a separate full main bath. The walkout level hosts a bright rec area, games space, wet bar and fifth bedroom, all stepping out to a sheltered patio where you can watch eagles glide over the river. Wide-plank hardwood, curated tiles and warm neutral palettes add a relaxed elegance that feels at one with the setting. And the oversized triple garage keeps bikes, kayaks and gear at the ready for weekend adventures on nearby pathways. Complete with A/C, sprinkler system and full landscaping. This is a rare opportunity to own new construction with full builder warranty in Rockland Park - Calgary's next great master-planned community. With future parks, playgrounds, access to the Rocky Mountains and a private recreation facility with pool. Book your private tour today