

265 Rowmont Drive NW

Calgary, Alberta

MLS # A2234600



\$1,979,000

Division:	Haskayne	Water:	-
Type:	Residential/House	Sewer:	-
Style:	2 Storey	Condo Fee:	-
Size:	3,558 sq.ft.	Age:	2024 (1 yrs old)
Beds:	5	LLD:	-
Baths:	4 full / 1 half	Zoning:	R-G
Garage:	Triple Garage Attached	Utilities:	-
Lot Size:	0.15 Acre		
Lot Feat:	Backs on to Park/Green Space, Creek/River/Stream/Pond, No Neighbours Be		
Heating:	Forced Air		
Floors:	Carpet, Ceramic Tile, Hardwood		
Roof:	Asphalt Shingle		
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade		
Exterior:	Cement Fiber Board, Wood Frame		
Foundation:	Poured Concrete		
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 high-end JennAir 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. Slated for completion in mid-summer, 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