

1505, 255 Rowmont Boulevard NW
 Calgary, Alberta

MLS # A2252204

\$556,508



| | | | |
|-----------|--|--------|------------------|
| Division: | Haskayne | | |
| Type: | Residential/Five Plus | | |
| Style: | 2 Storey | | |
| Size: | 1,408 sq.ft. | Age: | 2025 (1 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | - | | |
| Lot Feat: | Landscaped, Lawn, Level, Low Maintenance Landscape | | |

| | | | |
|-------------|--|------------|--------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 336 |
| Basement: | None | LLD: | - |
| Exterior: | Wood Frame | Zoning: | M-1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s) | | |
| Inclusions: | None | | |

The stunning 'Holiday' model by Brookfield Residential is now available in the heart of Rockland Park! This brand-new townhome is thoughtfully designed and extensively upgraded, offering 3 bedrooms, 2.5 bathrooms, a ground-floor den, and a private double attached garage. The open-concept main living area features a timeless kitchen with full-height cabinetry, quartz countertops, a built-in hood fan and microwave, and a stainless-steel appliance package. The extended island provides additional seating, making it a natural gathering place. The kitchen flows seamlessly into the dining and living areas, which are filled with natural light thanks to a wall of windows. A private balcony off the living room offers the perfect spot to enjoy the summer sun. A full laundry room with extra storage and a 2-piece powder room complete this level. Upstairs, the spacious 11' x 12' primary suite includes a walk-in closet and a private ensuite. Two additional bedrooms and a full bathroom complete the upper floor. On the lower level, a versatile den off the entryway provides the perfect space for a home office or flex area, while the private double attached garage keeps your vehicles and valuables safe year-round. This home has been upgraded throughout, including central A/C rough-in, BBQ gas line, pendant lighting over the island, 42" upper cabinets, and a full interior selections package. The property is protected by both a full builder warranty and Alberta New Home Warranty, offering peace of mind in one of Calgary's most sought-after new communities, with an unbelievable homeowner's association, Rockland Park. If you're looking for a stylish, low-maintenance townhome with exceptional design and craftsmanship, this is the one!