

**168 Rowmont Boulevard NW
Calgary, Alberta**

MLS # A2256195



\$690,000

Division:	Haskayne		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,471 sq.ft.	Age:	2022 (3 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Soaking Tub, Stone Counters, Storage, Walk-In Closet(s)

Inclusions: Basement Appliances include: Fridge, Microwave/Hoodfan, Electric Stove, Dishwasher, Stacked Washer/Dryer

Meticulously maintained and stylishly upgraded, this beautiful home with an illegal walk-up suite combines modern design with flexible living options directly across from Rockland Park Pond and the new Rockland Park Discovery Centre. A welcoming front balcony invites you to relax or entertain while enjoying park views and evening sunsets. Inside, the open main floor is filled with natural light. The dining area features chic designer lighting and direct access to the patio, setting the stage for memorable gatherings. A chef-inspired kitchen anchors the heart of the home with stainless steel appliances including a gas stove, full-height cabinetry, timeless subway tile, stone countertops, a spacious pantry and a large centre island that encourages casual connection. Clear sightlines extend to the inviting living room where oversized windows frame backyard views and a modern feature wall adds warmth. A discreet powder room completes this level. Upstairs, the primary retreat offers a restful atmosphere with a walk-in closet and a spa-inspired ensuite featuring dual sinks and an oversized shower. Two additional bedrooms are generously sized, complemented by a stylish 4 pc bathroom and the convenience of an upper-level laundry room. The illegal basement suite echoes the same designer flair as the main residence. A large living room, modern kitchen with stainless steel appliances and peninsula island with seating, separate laundry, a spacious bedroom, and a full 4 pc bathroom provide privacy and independence for extended family or the opportunity for rental income. Outside, a double detached garage ensures secure parking and storage, while the paved back lane adds convenience. Across the street, Rockland Park Discovery Centre provides an extraordinary lifestyle amenity hub with a 6,500 sqft HOA building, outdoor pool, hot tub, fire pit, gathering spaces, casual skate trail,

hockey rink, basketball courts, picnic and bbq shelters, amphitheatre, playground and lush gardens. Scenic walking paths and ponds weave throughout the community, creating a tranquil environment that supports both active and relaxed lifestyles. This home delivers exceptional versatility for families, multi-generational living or those seeking a mortgage helper, all in a vibrant amenity-rich community!