

**184 Rowmont Boulevard NW
Calgary, Alberta**

MLS # A2273470

\$800,000



Division:	Haskayne		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,834 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Close to Clubhouse, Front Yard, Interior Lot		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Skylight(s)		
Inclusions:	N/A		

Discover executive living in this stunning Morrison-built home, perfectly positioned in the highly sought-after northwest community of Rockland Park. Ideally located directly across from the community centre and Lodge, this property offers an exceptional lifestyle opportunity. Step inside to a main floor designed for seamless modern living. At the heart of the home is the chef-inspired kitchen, featuring full-height cabinetry with soft-close doors and drawers, a Smart fridge, electric stove, chimney hood fan, dishwasher, and built-in microwave. Premium finishes elevate the space, including Granite countertops on the island, Quartz on the perimeter, and a full-height stone backsplash. The welcoming living room showcases a sleek electric fireplace with contemporary marble looking 24" x 48" tile, an impressive focal point. A bright dining area flows effortlessly into a versatile flex space, ideal for an office, coffee bar, or play area. Additional main-floor highlights include a stylish half bath with a full-height tile backsplash, a functional pantry, and a rear entrance with a built-in bench and closet. The home also offers the convenience of a separate side entrance. The modern railing leads you to the upper level, where a spacious Bonus Room provides the perfect spot for family time or relaxation. The front-facing primary suite feels like a private retreat, featuring floating comfort-height vanities, Quartz counters, and a luxurious tiled shower with a bench and 10mm glass. Two additional bedrooms, a full bathroom, and a dedicated laundry room complete the upper level. Thoughtful upgrades enhance every corner of the home: laminate flooring on the main and upper level, carpet in the bedrooms, tile at the entrances, black hardware, a bright skylight upstairs, and Zebra window coverings. The separate entrance and unfinished basement offer a fantastic opportunity to bring your

own vision to life. Don't miss your chance to own this exceptional home in Rockland Park.