

**20 Rowley Common NW
Calgary, Alberta**

MLS # A2276263

\$950,000



Division:	Haskayne		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,254 sq.ft.	Age:	2022 (4 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Close to Clubhouse, Dog Run Fenced In, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features: Closet(s)	Breakfast Bar, Double Vanity, High Ceilings, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Storage, Walk-In		

Inclusions: BUILT-IN MICROWAVE, BASEMENT REFRIGERATOR, BASEMENT STOVE, BASEMENT HOOD FAN, BASEMENT WASHER, BASEMENT DRYER

DETACHED 2-STOREY WITH 4 BEDROOMS UP, MAIN-FLOOR OFFICE & LEGAL 2 BEDROOM SUITE IN ROCKLAND PARK!
 Welcome to Rockland Park, a BILD Award-winning NW BOW River community, where this 2022-built detached home offers 2,250+ SQFT of living space. This home has plenty of upgrades including: Tankless water heater, Air Conditioning, 2 separate Furnaces, Legal Basement suite and MORE! Park in the driveway or double attached garage and enter through the front door into a bright, well-laid-out main floor. The main floor features 9' ceilings, 8' entry doors, and durable Luxury Vinyl Plank flooring throughout. The L-shaped kitchen is thoughtfully designed with a full-height cabinet wall for lots of storage and a central island positioned to take in views through the window wall while you cook. The perks continue with Quartz countertops, stainless steel appliances, a chimney-style hood fan, upgraded cabinetry, and a walk-through pantry that connects directly to the mudroom and double attached garage. From here, the space flows into the living room, anchored by a sleek electric fireplace, and into the dining area that opens directly to the backyard and deck. Take the party outside onto the back deck and into a private yard well-suited for summer BBQs, kids at play, and dog lovers. Finishing off the main-floor is a 2pc powder room & a WFH office or spare bedroom with a window that adds valuable versatility. Upstairs, the layout continues to impress with a spacious bonus room, 4 full bedrooms, and upper-level laundry — a combination that's sure to accommodate all of the family's changing needs over time. The primary bedroom is well-proportioned and includes a 5-piece ensuite with dual sinks, a deep soaker tub, a separate glass shower, & a walk-in closet. Three additional bedrooms and a 4-piece

main bathroom complete the upper level. The **LEGAL 2 BEDROOM BASEMENT SUITE** was run as a successful airbnb or can be used as a long term rental. This unit is completely separate including its' own entrance, kitchen, laundry and bathroom. Rockland Park is a beautiful new master-planned community that is built around green space and connectivity, with nearby parks, playgrounds, and direct access to the Bow River with walking/biking pathways & spectacular views! Or you can head down the street to Rockland Park Pond & the recently opened Rockland Park Community Hub! The Lodge is a 4,750 SQFT recreation facility, exclusive to all Rockland Park residents, equipped with an outdoor pool, Pickleball courts, a skating rink, fire-pits, playground and more. Quick access to the rest of the city is available through several nearby major roadways including Stoney Trail, Nose Hill Drive, & Trans-Canada Highway. Jumping in the car: Downtown is a 23 min drive (21.3KM), Airport is a 24 min drive (26.7KM), & Banff is a 1hr 12 min drive (118KM).