



THE
A-TEAM

**RE/MAX
FIRST**

53 ROYSTON Terrace, Calgary T3L 0K1

MLS®#: **A2117612** Area: **Haskayne** Listing Date: **03/26/24** List Price: **\$924,900**
Status: **Active** County: **Calgary** Change: **-\$21k, 02-Apr** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2024**

Lot Information

Lot Sz Ar: **3,368 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,467**
Low Sqft:
Ttl Sqft: **2,467**

DOM

54

Layout

Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Front Yard,Rectangular Lot,Zero Lot Line**
Park Feat: **Concrete Driveway,Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **High Efficiency,Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard,Rain Gutters**

Construction: **Composite Siding,Wood Frame**
Flooring: **Carpet,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator**
Int Feat: **Kitchen Island,Pantry,Soaking Tub,Walk-In Closet(s)**
Utilities:

Room Information

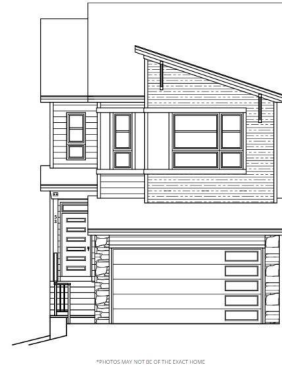
<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Great Room	Main	17`0" x 12`0"	Nook	Main	15`0" x 11`0"
Kitchen	Main	14`0" x 13`6"	Pantry	Main	0`0" x 0`0"
Mud Room	Main	0`0" x 0`0"	2pc Bathroom	Main	
Entrance	Main	0`0" x 0`0"	Bonus Room	Second	14`0" x 10`0"
Bedroom - Primary	Second	17`4" x 13`0"	5pc Ensuite bath	Second	
Walk-In Closet	Second	0`0" x 0`0"	Laundry	Second	
3pc Bathroom	Second		Bedroom	Second	11`0" x 13`0"

Walk-In Closet	Second	0`0" x 0`0"	Bedroom	Second	12`0" x 9`8"
Walk-In Closet	Second	0`0" x 0`0"	Legal/Tax/Financial		
Title:		Zoning:			
Fee Simple		R-G			
Legal Desc:		2311385		Remarks	
Pub Rmks:		<p>MOVE IN JULY 2024 - Welcome to your dream home in the desirable community of Rockland Park! This stunning two-story single-family abode boasts luxury and comfort throughout, offering a perfect blend of modern amenities and spacious living areas. As you step into this inviting residence, you're greeted by a cozy lounge area, perfect for relaxing or entertaining guests, along with a versatile flex room that can be customized to suit your lifestyle needs - whether it's a home office, playroom, or guest bedroom. A convenient 3-piece bath on the main floor adds to the practicality of the layout. Prepare to be impressed by the open concept kitchen, nook, and great room, creating a seamless flow for everyday living and hosting gatherings. The great room is adorned with a charming fireplace, adding warmth and ambiance to the space. Step outside onto the rear deck from the main floor nook and enjoy alfresco dining or simply unwind while soaking in the serene surroundings. Ascending to the second floor, you'll discover a well-appointed laundry room for added convenience, along with a modern 3-piece main bath. Two secondary bedrooms await, each boasting spacious walk-in closets, providing ample storage solutions. The highlight of the second floor is the expansive bonus room, featuring loft space that would be ideal for an office, workout area, or play room - the possibilities are endless! Retreat to the luxurious master bedroom, complete with a generous walk-in closet and a lavish 5-piece ensuite, offering a spa-like experience at home. This home is perfectly suited for multigenerational living, providing both privacy and shared spaces for all family members. With its convenient location, luxurious amenities, and thoughtful design, this exquisite home in Rockland Park offers a truly unparalleled living experience. Don't miss your chance to make this exceptional property your own - schedule a viewing today and prepare to fall in love!</p>			
Inclusions:		N/A			
Property Listed By:		CIR Realty			

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







PHOTOS MAY NOT BE OF THE EXACT HOME