



THE
A-TEAM

**RE/MAX
FIRST**

49 ROYSTON Terrace, Calgary T3L 2M4

MLS®#: **A2148920**

Area: **Haskayne**

Listing Date: **07/12/24**

List Price: **\$859,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 20-Aug**

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: **2,252**
Low Sqft:
Ttl Sqft: **2,252**

DOM

66
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Interior Lot,Rectangular Lot**
Park Feat: **Double Garage Attached,Driveway,Garage Faces Front**

Utilities and Features

Roof: **Asphalt Shingle,Metal**
Heating: **High Efficiency,Forced Air**
Sewer:
Ext Feat: **BBQ gas line**

Construction: **Cement Fiber Board**
Flooring: **Carpet,Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **See Remarks**
Int Feat: **Bathroom Rough-in,Double Vanity,Kitchen Island,Low Flow Plumbing Fixtures,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,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>
Entrance	Main	6`4" x 4`7"	Den	Main	10`11" x 8`0"
Kitchen	Main	13`6" x 11`10"	Dining Room	Main	14`1" x 8`5"
Living Room	Main	14`0" x 12`8"	Pantry	Main	6`3" x 5`1"
Mud Room	Main	7`5" x 6`5"	2pc Bathroom	Main	
Bedroom	Main	8`8" x 11`9"	Bedroom	Main	12`11" x 8`11"
Bonus Room	Main	13`2" x 10`8"	4pc Bathroom	Upper	

Bedroom - Primary
Walk-In Closet

Upper
Upper

12`3" x 14`3"
4`5" x 13`2"

5pc Ensuite bath
Laundry
Legal/Tax/Financial

Upper
Upper

5`4" x 7`0"

Title:
Fee Simple
Legal Desc:

2311385

Zoning:
R-G

Remarks

Pub Rmks:

OPEN HOUSE SATURDAY, SEPT 7 & SUNDAY, SEPT 8 FROM 2PM-4PM | Introducing this stunning brand new home w/ a beautiful farmhouse exterior in the heart of Rockland Park! This is the Clairmont 24 model by award winning builder, Cedarglen Homes. As you step inside, you'll be greeted by sleek interior finishings including luxury vinyl plank flooring, 8' doors, 9' knockdown ceilings, and tons of natural light. The heart of this home is undoubtedly the kitchen boasting an oversized island with quartz countertops, a large walk through pantry, gas line to the stove & water line to the fridge. An appliance allowance of \$5454 will be provided by the builder so you can choose your dream appliances at the builder's supplier! The large dining and great room areas adjacent to the kitchen will be perfect for entertaining as the stunning electric fireplace creates an incredible ambiance. The space is filled with natural light from the large sliding patio door & windows along the back of the house. The main floor also has a flex room - the perfect office or kids playroom, 2 pc powder room & mudroom area. Upstairs, the central bonus room becomes the focal point for entertainment & relaxation. The built-in desk area adds a practical touch - great for a study space. The primary suite, located at the back of the house, features a 5-piece ensuite with quartz counters, a soaker tub, large walk-in shower, & a massive walk-in closet. The closet connects to the laundry room for extra convenience and offers linen storage as well. Two additional bedrooms and a full 5pc bathroom bathroom w/ double sinks completes this level. The basement is unfinished, awaiting your creative touch! Other important features include the double attached garage, WEST facing backyard & you'll receive a landscaping credit of \$2500 to ensure your outdoor space is as beautiful as the interior. You will fall in love with the community of Rockland Park and everything it has to offer - walking distance to future HOA facility, 120 acres of parks and green spaces, easy access to the Bow River, & tons of future shops, restaurants and other amenities! Don't miss out on the opportunity to be part of this exceptional community - book your showing today! *Photos are from a different property that is completed - same model, different finishings. Please see last photo for interior selections of this home.*

Inclusions:
Property Listed By:

**\$5454 Appliance allowance to be used at the Builder's supplier
Royal LePage Benchmark**

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