

65 ROWMONT Link, Calgary T3L 0J3

MLS® #: **A2150269** Area: **Haskayne** Listing Date: **07/30/24** List Price: **\$1,599,999**
 Status: **Active** County: **Calgary** Change: **-\$50k, 26-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2022**
Lot Information
 Lot Sz Ar: **5,059 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **3,125**
 Low Sqft:
 Ttl Sqft: **3,125**

DOM

50
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **6**
 Garage Sz: **3**

Access:
 Lot Feat: **Back Yard,Backs on to Park/Green Space,No Neighbours Behind,Rectangular Lot**
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Composite Siding,Stone,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Hardwood,Tile**
 Sewer: Ext Feat: **Lighting** Water Source:
 Fnd/Bsm: **Poured Concrete**
 Kitchen Appl: **Built-In Electric Range,Built-In Freezer,Built-In Oven,Built-In Refrigerator,Dishwasher,Garage Control(s),Microwave,Range Hood,Washer/Dryer,Water Softener,Window Coverings**
 Int Feat: **Bookcases,Chandelier,Closet Organizers,Double Vanity,French Door,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,Soaking Tub,Stone Counters,Storage,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>
Dining Room	Main	9`1" x 14`10"	Kitchen	Main	24`1" x 14`6"
Living Room	Main	18`0" x 14`11"	Mud Room	Main	13`0" x 6`10"
Office	Main	10`4" x 11`7"	2pc Bathroom	Main	
5pc Bathroom	Second		5pc Ensuite bath	Second	

Bedroom Second 10`8" x 15`8"
Bonus Room Second 16`5" x 15`11"
Bedroom - Primary Second 16`5" x 18`9"
4pc Bathroom Lower
Flex Space Lower 14`8" x 12`10"
Storage Lower 15`1" x 6`4"

Bedroom Second 13`11" x 10`6"
Laundry Second 10`7" x 6`4"
Walk-In Closet Second 12`7" x 8`11"
Bedroom Lower 14`1" x 13`11"
Media Room Lower 25`5" x 14`3"
Furnace/Utility Room Lower 18`0" x 12`2"

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc: 2210895

Zoning:
R-G

Remarks

Pub Rmks: **OPEN HOUSE SEPT. 8TH 1-3. Discover the essence of luxury in Brookfield's "Lucca Model", where sophistication meets tranquility seamlessly. This exquisite estate home comes Fully Furnished, and redefines modern elegance with meticulous attention to detail and unparalleled craftsmanship. The open-concept layout flows effortlessly, perfect for both intimate gatherings and grand celebrations. The gourmet kitchen is a culinary masterpiece, equipped with state-of-the-art appliances, sleek cabinetry and quartz countertops to invite culinary creativity at every turn. The dining area offers an elegant space for formal dinners, and the cleverly crafted island offers the perfect spot for casual meals with loved ones. Expansive West Facing windows bathe each room in natural light, highlighting the rich textures of premium finishes and designer accents. Main Floor office is the perfect spot to work from home, just off of the sprawling living room with a beautiful electric fireplace. The rear deck is already complete, and the seller has just arranged for new sod to be laid this season. No neighbours behind! Instead, enjoy the green space and walking paths that take you to all of the amenities that Rockland Park has and will have to offer. The main floor is complete with a great sized mudroom, pantry, and a half bath, all leading out to your Triple Car Garage. On the upper level, you are greeted by a sprawling bonus room for the kids to hang out and play, or to act as a secondary home office. Retreat to the luxurious master suite to discover a sanctuary of relaxation featuring a spa-inspired ensuite with a soaker tub, glass shower and his and her sinks. The walk in closet is a dream come true, and conveniently connected to the spacious laundry room. 2 additional bedrooms on this floor boast generous proportions and thoughtful design, ensuring comfort and privacy for family and guests alike. Entertainment abounds on the fully finished lower level, where a spacious recreation room with a built in projector and screen await, the ideal spot for movie nights. Lower level is complete with a 4th bedroom, a 4th bathroom, and a flex space that is already plumbed for a wet bar to elevate your entertaining space. The triple car garage is a true dream with an expansive driveway. Enjoy the beauty of a full Gemstone Lighting package on the exterior of the home. Rockland Park will be one of the most spectacular communities that NW Calgary will have to offer! Once completed, there will be 120 acres of park space, framed by views of the river valley, city and mountains, an impressive Recreational Center for year round community events that is already well underway, a future K-9 school, a boasting 85,000 square foot commercial plaza, and an Outdoor POOL and HOT TUB. Embrace the opportunity to own a piece of Calgary's most prestigious address. Discover the Lucca Model at Rockland Park and elevate your living experience to extraordinary heights. Book your private showing today!**
 Inclusions: **All Main Floor Furniture Included in the Sale, Lower Level Projector & Screen**
 Property Listed By: **Real Broker**

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