



THE
A-TEAM

**RE/MAX
FIRST**

260 ROWLEY Way #118, Calgary T3L 0H5

MLS®#: **A2160231**

Area: **Haskayne**

Listing Date: **08/26/24**

List Price: **\$485,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2021**

Finished Floor Area

Abv Sqft: **1,373**

Low Sqft:

Ttl Sqft: **1,373**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

23

Layout

Beds: **2 (2)**

Baths: **2.5 (2 1)**

Style: **Townhouse**

Parking

Ttl Park: **1**

Garage Sz:

Access:

Lot Feat: **Back Yard,Low Maintenance Landscape**
Park Feat: **Assigned,Stall**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **BBQ gas line,Private Yard**

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

Kitchen Appl: **Bar Fridge,Built-In Electric Range,Built-In Oven,Dishwasher,Microwave,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Pantry,Quartz Counters,Storage,Wet Bar**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	10`10" x 14`5"
Dining Room	Main	10`6" x 10`0"
2pc Bathroom	Main	3`3" x 7`0"
Furnace/Utility Room	Main	2`10" x 13`1"
3pc Ensuite bath	Second	7`0" x 5`11"
Bedroom	Second	11`8" x 10`0"
Bonus Room	Third	10`6" x 17`0"

Room	Level	Dimensions
Pantry	Main	2`10" x 2`4"
Living Room	Main	10`6" x 15`0"
Entrance	Main	3`7" x 4`5"
Bedroom - Primary	Second	11`8" x 11`7"
Laundry	Second	3`3" x 3`4"
4pc Bathroom	Second	7`0" x 7`11"
Balcony	Third	14`4" x 14`4"

Condo Fee:
\$299

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1

Legal Desc: **2210636**

Remarks

Pub Rmks: **2 Bedrooms + 2.5 Bathrooms + 1 Rooftop Studio (and wet bar) + Rooftop Patio + Former Showhome with Upgrades -- Welcome to this exquisite townhome located in the beautiful community of Rockland Park in NW Calgary. Originally designed as a show home, this property features a thoughtfully designed dual master bedroom layout on the second floor, each with its own private ensuite. The main floor offers a bright and functional living room, a convenient 2-pc bathroom, and a stylish kitchen with pantry that leads out to your private fenced backyard. On the fully finished third floor, you'll find a versatile space with a wet bar, built-in cabinets, and a beverage fridge, providing the ideal space to work from home, gather with family, or entertain guests. It also gives you access to the rooftop patio overlooking the Bow River Valley and downtown Calgary. As a former show home, this property is loaded with upgrades - fully developed rooftop studio, elegant railings on all levels, storage space under the staircase, durable laminate flooring throughout the main & third floors, and builder's window covering package. Prime location in the community - scenic view of the valley and city, right next to a nature pathway, steps away from the clubhouse. Rockland Park homeowners enjoy year-round recreation through the exclusive Homeowner Association - an outdoor swimming pool, hot tub, playground, central fire pit, casual skate trail, hockey rink area, pickleball courts, and an amphitheater, ensuring activities for every season. (The staging photos showcase this actual unit during its time as a show home, highlighting its impeccable design.)**

Inclusions: **N/A**
Property Listed By: **Grand Realty**

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







