



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**12 ROWLEY Terrace, Calgary T3L 0G8**

MLS® #: **A2160364**      Area: **Haskayne**      Listing Date: **08/29/24**      List Price: **\$774,900**  
 Status: **Active**      County: **Calgary**      Change: **-\$15k, 12-Sep**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2021**  
Lot Information  
 Lot Sz Ar: **3,003 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,746**  
 Low Sqft:  
 Ttl Sqft: **1,746**

DOM

**21**  
Layout  
 Beds: **4 (3 1)**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **3**  
 Garage Sz: **1**

Access:  
 Lot Feat: **Back Yard**  
 Park Feat: **Single Garage Attached**

Utilities and Features

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

Construction: **Cement Fiber Board,Vinyl Siding,Wood Frame**  
 Flooring: **Carpet**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave,Range Hood,Refrigerator,Tankless Water Heater,Washer,Water Softener**  
 Int Feat: **Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Tankless Hot Water**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`4" x 10`9"	Kitchen	Main	12`4" x 10`3"
Dining Room	Main	14`4" x 7`2"	2pc Bathroom	Main	7`7" x 2`11"
Mud Room	Main	8`11" x 4`11"	Bedroom - Primary	Second	12`11" x 12`7"
4pc Ensuite bath	Second	8`7" x 7`10"	Bedroom	Second	10`5" x 9`6"
Bedroom	Second	10`6" x 8`11"	4pc Bathroom	Second	8`6" x 4`11"

**Bonus Room**  
**3pc Bathroom**

**Second**  
**Basement**

**13`2" x 7`11"**  
**7`11" x 5`2"**

**Bedroom**

**Basement**

**17`6" x 13`7"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**2110707**

Zoning:  
**R-G**

Remarks

Pub Rmks:

**Welcome to your dream home! Nestled in the heart of Calgary's newest NW community of Rockland Park built by Cedarglen homes. Just steps away from the pond, this stunning 4-bedroom, 3.5-bathroom residence boasts an array of upgrades and features that redefine modern luxury living. As you step inside, you'll be greeted by an abundance of natural light flooding through the expansive windows, accentuating the spaciousness and elegance of the home. The main floor boasts vinyl plank flooring, 9' ceilings with a seamless flow from the living area to the dining space and gourmet kitchen, creating the perfect setting for entertaining guests or enjoying cozy family nights. The kitchen is a chef's delight, featuring upgraded appliances with wi-fi, including full-height cabinets and quartz countertops throughout. Upstairs, the opulent primary bedroom suite awaits, complete with a 4pc ensuite bathroom, and double sink vanity. Two additional bedrooms and another bathroom provide ample space for family or guests. But that's not all - the bonus room offers versatility and can be used as a home office, media room, or play area. The fully finished basement has laminate flooring with a spacious 4th Bedroom or can be used a rec room, and another full bathroom. Additional features include aluminum garage roofing, hardieback (front), tankless water heater & kinetico platinum water softener. Schedule your viewing today!**

Inclusions:  
Property Listed By:

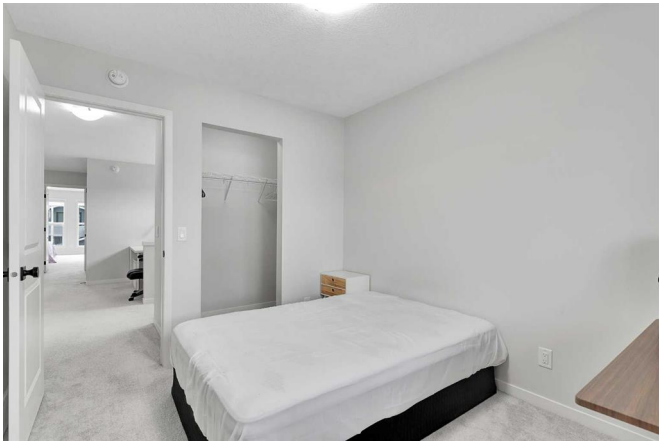
**N/A**  
**RE/MAX First**

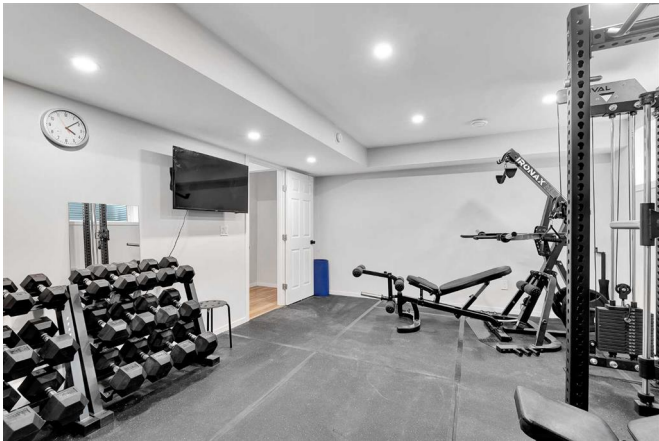
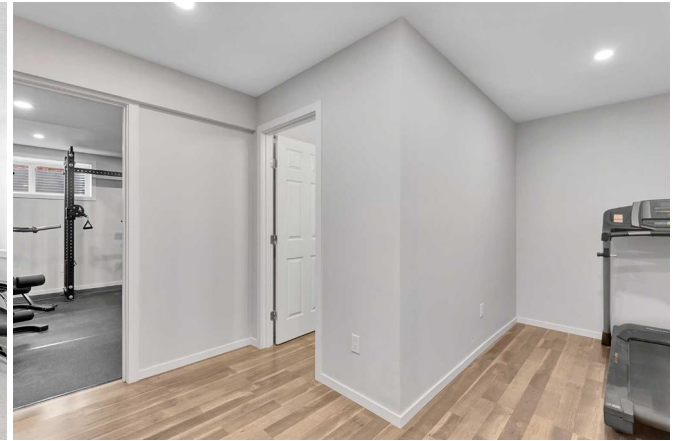
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**













FLOORPLAN IS INTENDED FOR INFORMATIONAL PURPOSES ONLY AND IS NOT BOUND TO BE ACCURATE FOR ARCHITECTURAL CONSTRUCTION. ALL FINISH, MATERIAL, DIMENSIONS AND APPROXIMATIONS ARE NOT GUARANTEED TO BE ACCURATE.