



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**30 ROWLEY Park, Calgary T3L 0G7**

MLS®#: **A2165553**

Area: **Haskayne**

Listing Date: **09/18/24**

List Price: **\$944,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2021**  
Lot Information  
Lot Sz Ar: **3,939 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **2,405**  
Low Sqft:  
Ttl Sqft: **2,405**

DOM

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

Parking

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

Access:

Lot Feat: **Back Yard,Front Yard,Low Maintenance Landscape,Landscaped,Street Lighting,Rectangular Lot**  
Park Feat: **Double Garage Attached,Garage Door Opener**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **High Efficiency,Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **BBQ gas line,Rain Gutters**

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

Kitchen Appl: **Dishwasher,Dryer,Gas Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**  
Int Feat: **Built-in Features,Central Vacuum,Closet Organizers,Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Vinyl Windows**

Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	12`5" x 8`4"
Kitchen	Main	20`10" x 12`5"
Office	Main	9`0" x 10`8"
2pc Bathroom	Main	7`11" x 3`7"
Bedroom	Upper	11`11" x 11`4"
Bonus Room	Upper	15`5" x 14`9"

Room	Level	Dimensions
Living Room	Main	12`8" x 12`5"
Pantry	Main	7`8" x 3`9"
Foyer	Main	21`3" x 13`9"
Bedroom - Primary	Upper	14`0" x 13`1"
Bedroom	Upper	13`9" x 13`4"
Laundry	Upper	5`9" x 9`5"

**5pc Ensuite bath  
Game Room  
Office**

**Upper  
Basement  
Basement**

**14`0" x 10`10"  
20`0" x 17`11"  
7`8" x 5`2"**

**5pc Bathroom  
Bedroom  
4pc Bathroom**

**Upper  
Basement  
Basement**

**9`6" x 8`0"  
11`5" x 9`9"  
8`5" x 5`2"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**2110707**

Zoning:  
**R-G**

Remarks

Pub Rmks:

**Discover the epitome of elegance and comfort in this stunning 2,400 square-foot home that defines luxury living. From the moment you step into the grand foyer, you'll feel the warmth and grandeur that this impeccable property exudes. The main floor boasts stunning luxury vinyl plank herringbone flooring that flows seamlessly through the open-concept layout, perfect for both entertaining and everyday living. The magazine-worthy kitchen is a culinary dream, featuring extended shaker-style cabinetry with brushed champagne bronze hardware, an expansive island with exquisite quartz and a silgranit sink, upgraded stainless steel appliances including a five-burner gas stove plus a custom walk in pantry offering functionality without compromising on style. The inviting living room showcases a remarkable fireplace, complete with an upgraded board and batten design. This space opens to an impressive dining area, perfectly positioned to overlook the exceptional low-maintenance outdoor living area, designed for the discerning entertainer. Revel in the extensive deck, equipped with gas hook-up, and enjoy a golfer's paradise featuring a three-hole putting green and chipping area, making your backyard the ultimate retreat. The main floor also includes a private den/flex room, a convenient powder room, and access to the oversized garage with built-in shelving. Venture upstairs to find a luxurious primary suite, complete with a spa-like five-piece ensuite featuring a gorgeous freestanding tub, a frameless tiled shower with 10 mm glass, dual vanities, and stunning tile work throughout. The spacious walk-in closet, fitted with custom shelving, offers endless organization potential. The upper level continues to impress with a central bonus room adorned with a transom window, 2 additional generous bedrooms - each with walk-in closets - and a thoughtfully designed five-piece family bath with separate vanities. A well-appointed laundry room provides convenience and additional storage. The lower level features a 9-foot ceiling and is perfectly arranged for hosting; a large media/games room makes for great movie nights, spacious fourth bedroom, an elegant four-piece bath, a versatile office/hobby room and a sizeable utility room with ample room for storage or that future wine cellar. Additional highlights of this sophisticated home include: custom lighting throughout, outdoor Allure lighting package, upgraded tiling, carpeting, window coverings and so much more. Nestled in the outstanding community of Rockland Park where you enjoy breathtaking views of the river valley, city, and mountains. This master-planned community will soon feature 120 acres of park space, an exciting year-round recreational centre, a community outdoor pool, future K-9 school, & an 85,000 square foot commercial plaza. Embrace the opportunity to own a home where every detail has been curated for the discerning homeowner. Call your favourite Realtor and book a private tour today!**

Inclusions:  
Property Listed By:

**Built in benches in garage, TV Wall Mounts (No TV's)  
RE/MAX Real Estate (Mountain View)**

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





















