



THE
A-TEAM

**RE/MAX
FIRST**

8 ROYSTON Walk, Calgary T3L 0K3

MLS®#: **A2175459**

Area: **Haskayne**

Listing Date: **10/25/24**

List Price: **\$839,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 22-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2024**

Lot Information

Lot Sz Ar: **3,207 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,826**
Low Sqft:
Ttl Sqft: **1,826**

DOM

39
Layout
Beds: **4 (3 1)**
Baths: **3.0 (2 2)**
Style: **2 Storey**

Parking

Ttl Park: **3**
Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Lawn,Low Maintenance Landscape,Greenbelt,Landscaped,Level,Pie Shaped Lot**

Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Playground,Private Entrance,Private Yard,Storage**

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

Kitchen Appl: **Dishwasher,Dryer,Microwave,Range Hood,Refrigerator,Satellite TV Dish,Stove(s),Washer,Window Coverings**
Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Great Room	Main	14`0" x 13`6"	Dining Room	Main	10`3" x 11`4"
Flex Space	Main	8`2" x 12`0"	2pc Bathroom	Main	
Bonus Room	Upper	12`10" x 12`9"	Bedroom - Primary	Upper	13`7" x 12`6"
2pc Ensuite bath	Upper		Bedroom	Upper	9`3" x 11`7"
Bedroom	Upper	9`4" x 12`9"	4pc Bathroom	Upper	
Laundry	Upper		Living Room	Basement	9`6" x 12`1"
Dining Room	Basement	8`0" x 9`1"	Kitchen	Basement	15`0" x 8`0"

Bedroom Laundry	Basement Basement	9`9" x 11`11"	4pc Bathroom	Basement
Legal/Tax/Financial				

Title: Fee Simple	Zoning: R-G			
Legal Desc:	2311385	Remarks		

Pub Rmks: **This stunning new home is perfect for a family, investor or those looking to live in a beautiful home with lower monthly costs! This property features 2 living areas, a home office / flex space, 3 bedrooms, 2.5 bathrooms and a fully legal 1 bedroom basement suite! With over 1,800 square feet of living space on two levels + legal basement suite, this property is perfect for a family or investor looking for a dual income property. Located on a pie lot across from a park and just minutes from Rockland Park's incredible HOA with a hot tub, heated lap pool, pickleball courts, hockey rink and much more - this property is one of the best in the community! The thoughtfully designed 'Carlisle 2' by Brookfield Residential offers a large front flex space which is perfect for a home office. Beyond that, the open concept main living area has a kitchen that opens to both living and dining spaces, making it the perfect spot to entertain. The kitchen is complete with timeless two tone cabinetry that goes to the ceiling, a large corner pantry, chimney hood fan and built-in microwave. The large island has waterfall quartz countertops and custom pendant lighting accents the space perfectly. The large living area has a wall of windows that overlook the backyard. Resilient vinyl plank flooring flows throughout the main level, up the stairs to the 2 pc bathroom and throughout the bonus room. The primary suite is complete with a walk-in closet and 3 pc ensuite with walk-in shower and extended vanity. Two more generous-sized bedrooms, a full bathroom and laundry room complete the second level. The professionally developed legal basement suite has its own private side-entrance and features matching finishes throughout! The suite has a large living area, dining space, bedroom, 4 pc bathroom and private laundry. The exterior of the property has already been professionally finished with a full concrete patio backyard, fencing and double concrete parking pad + additional parking stall. Central A/C is in place to keep you cool all summer long. This stunning property has been thoughtfully designed both inside and out and offers a beautiful new home with an income generating legal suite! The front office overlooks the playground/park and the private backyard is fully maintenance-free. Calgary's most desirable new community, Rockland Park, is so desired it's hard to find a lot - this is your opportunity!**

Inclusions:
Property Listed By: **Suite Appliances - Dishwasher, Dryer Microwave Hood Fan, Refrigerator, Stove, Washer.
Charles**

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













