



THE
A-TEAM

**RE/MAX
FIRST**

12 ROWLEY Terrace, Calgary T3L 0G8

MLS® #: **A2177390**

Area: **Haskayne**

Listing Date: **11/08/24**

List Price: **\$739,900**

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: **3,003 sqft**
Lot Shape:

Access:

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

DOM

12
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

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, Tile, Vinyl Plank**
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

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
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
Bedroom
Bonus Room
3pc Bathroom

Second
Second
Second
Basement

8`7" x 7`10"
10`6" x 8`11"
13`2" x 7`11"
7`11" x 5`2"

Bedroom
4pc Bathroom
Bedroom

Second
Second
Basement

10`5" x 9`6"
8`6" x 4`11"
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

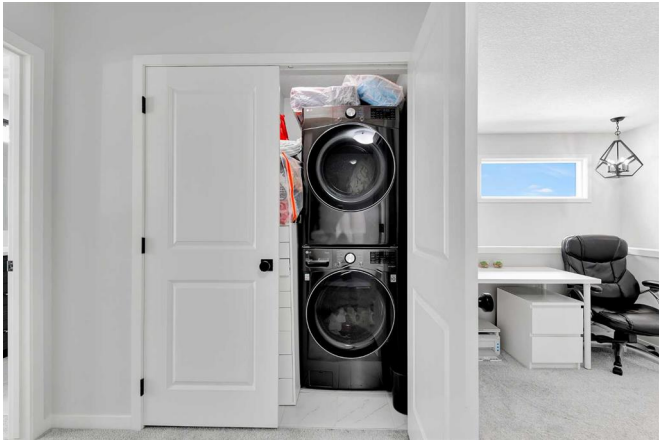
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













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