

## 29 ROWLEY Terrace, Calgary T3L 0G5

11/20/24 List Price: \$949,800 MLS®#: A2179676 Area: Haskayne Listing

Status: Active Association: Fort McMurray County: Calgary Change: None

Date:



**General Information** 

Sub Type: City/Town:

Lot Information

Lot Shape:

Prop Type: Detached Calgary Year Built: 2022

4,057 sqft

Lot Sz Ar:

Access:

Lot Feat: Park Feat:

DOM Residential

Ttl Sqft:

<u>Layout</u> Finished Floor Area Beds:

3 (3) Baths: 2.5 (2 1) Abv Saft: 2,611 Low Sqft: Style: 2 Storey

2,611

<u>Parking</u>

Ttl Park: 4 2 Garage Sz:

Back Yard, Gazebo, Front Yard, Low Maintenance Landscape, Rectangular Lot Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front, Insulated

## Utilities and Features

Roof: **Asphalt Shingle** 

High Efficiency, Forced Air Heating:

Sewer:

Ext Feat: BBQ gas line, Lighting, Private Yard

Cement Fiber Board, Stone, Vinyl Siding, Wood

Frame Flooring:

Carpet, Tile, Vinyl Plank

Water Source: Fnd/Bsmt:

**Poured Concrete** 

Kitchen Appl: Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Garburator, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings

Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s) Int Feat: Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	6`11" x 3`1"	Dining Room	Main	9`6" x 16`9"
Kitchen	Main	14`3" x 12`1"	Living Room	Main	15`6" x 16`9"
Mud Room	Main	6`7" x 7`5"	Office	Main	11`11" x 8`2"
5pc Bathroom	Upper	10`10" x 8`11"	5pc Ensuite bath	Upper	11`4" x 14`4"
Bedroom	Upper	9`1" x 15`6"	Bedroom	Upper	9`8" x 16`2"
Family Room	Upper	10`8" x 13`3"	Laundry	Upper	10`4" x 5`6"

 Office
 Upper
 5`2" x 5`11"
 Bedroom - Primary
 Upper
 13`5" x 21`1"

 Walk-In Closet
 Upper
 11`4" x 6`4"
 11'4" x 6'4"
 11'4" x 6'4"<

Legal/Tax/Financial

Title: Zoning: Fee Simple R-G

Legal Desc: **2110707** 

Remarks

Pub Rmks:

OPEN HOUSE November 23 & 24. 1-4PM. JUST LISTED meticulously maintained Cedarglen-built home on a conventional lot with a west-facing backyard, featuring over \$160,000 in upgrades and landscaping! This stunning 3-bedroom, 2.5-bathroom home offers 2,611 square feet of thoughtfully designed living space, embodying modern luxury. Upon entering, you'll notice executive finishings throughout, including HIGH CEILINGS, 8' INTERIOR DOORS, KNOCKDOWN CEILINGS, a spacious OPEN FLOOR PLAN, QUARTZ COUNTERTOPS throughout, and a PRIVATE MAIN-FLOOR OFFICE with a large window and UPGRADED GLASS WALLS that invite ample natural light. The bright CHEF'S KITCHEN features FULL-HEIGHT CABINETRY with SOFT-CLOSE HEAVY-DUTY drawers, BUILT-IN KITCHENAID OVEN, MICROWAVE, DISHWASHER and a 5-BURNER GAS COOKTOP, an EXPANSIVE QUARTZ KITCHEN ISLAND, as well as a WALK-THROUGH PANTRY with shelving, cabinetry, and countertop. The LOW-MAINTENANCE PROFESSIONAL-DEVELOPED BACKYARD includes a pergola and a natural gas hookup for BBQ, perfect for family gatherings. UPSTAIRES, the central bonus room becomes a hub for entertainment and relaxation. The second floor also offers a LARGE LAUNDRY ROOM with cabinets, three spacious bedrooms including a king-sized primary bedroom with a beautiful 5-PIECE ENSUITE and WALK-IN CLOSETS, and A DOUBLE-SINK 5-PIECE SPARE BATHROOM. Additionally, the SECOND OFFICE AREA adds flexibility when working from home! So many extras in this home - TRIPLE PANE WINDOWS, HIGH-END BUILT-IN APPLIANCES, A/C, 200 AMP electrical panel, pot lights, GLASS WALLS, Fully enclosed shower in all bathrooms, Landscaped beautifully, the list goes on and on. Located in Rockland Park, this home is a tranquil retreat within walking distance of the community center and amenities. Book your showing today—this property shows 10/10, is priced to sell, and won't last long!

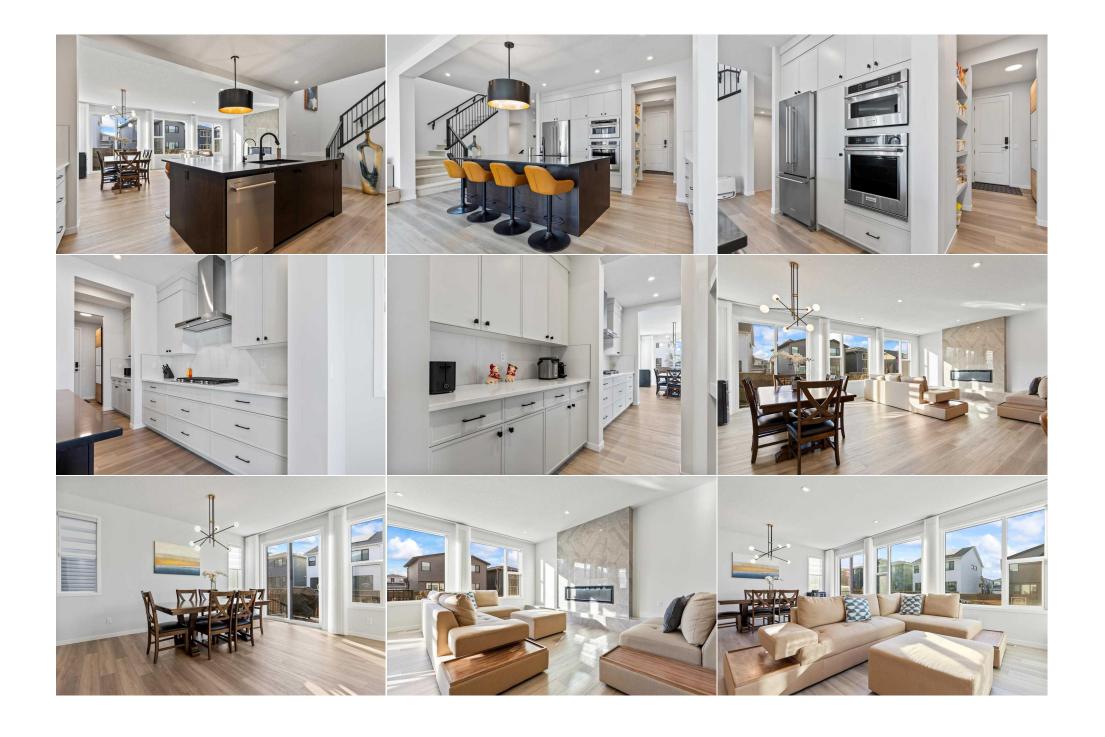
Inclusions: Pergola
Property Listed By: Skyrock

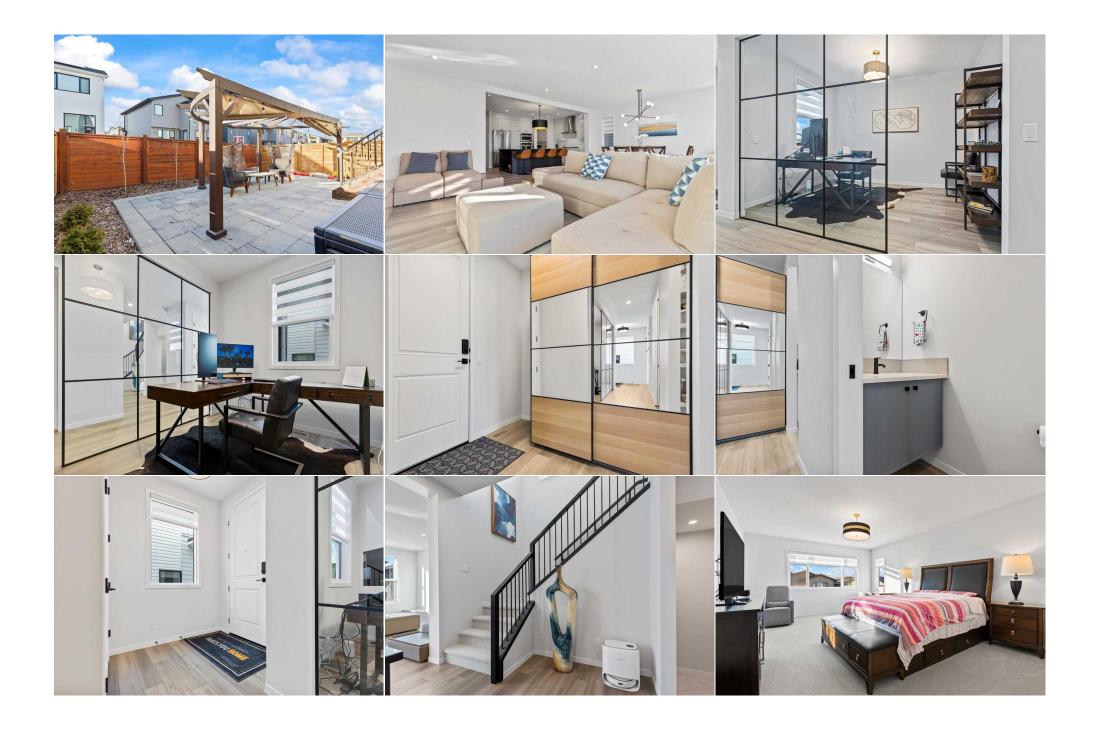
## TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

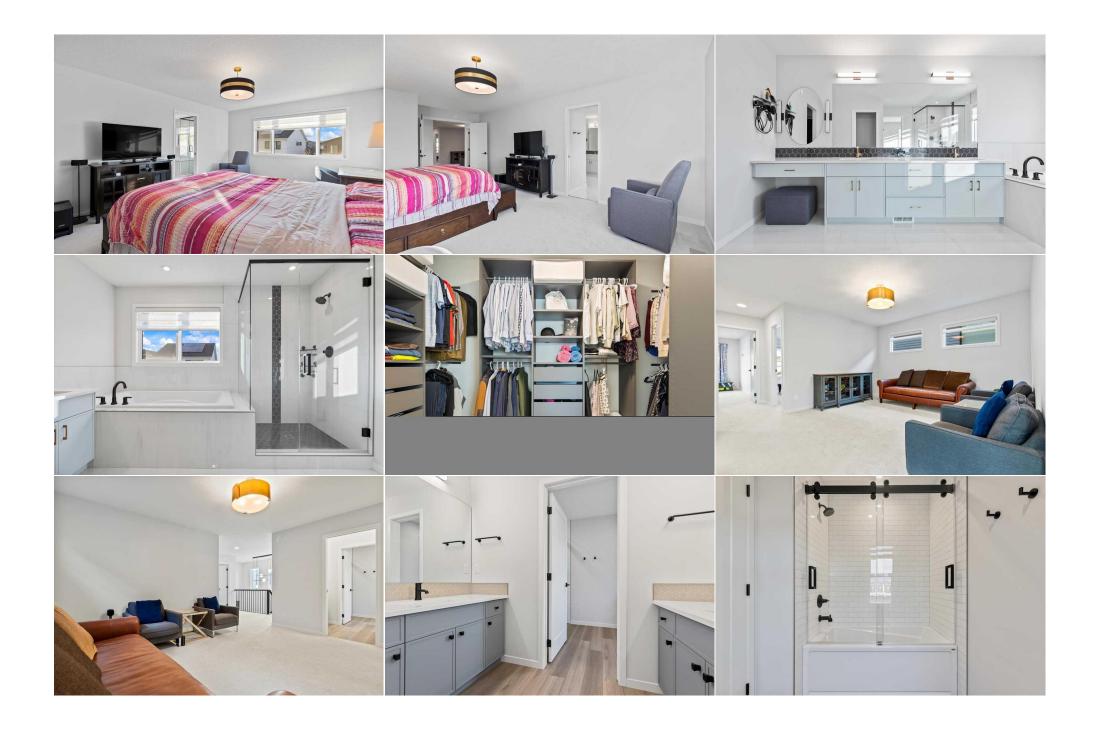


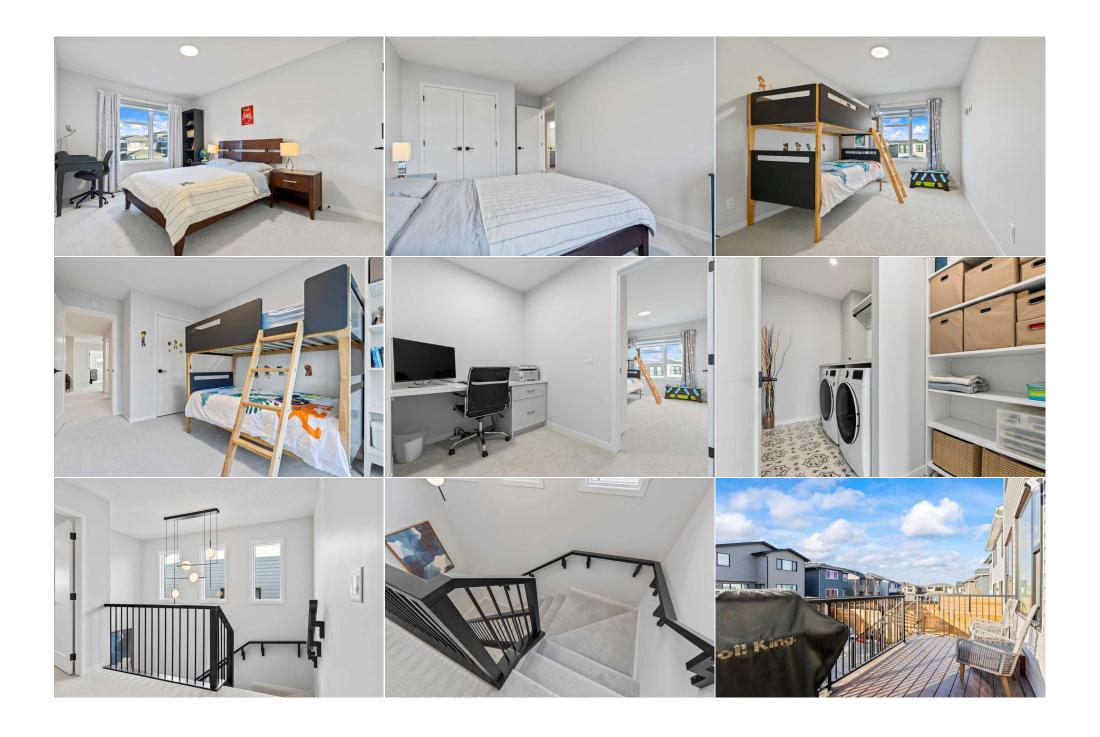
























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2nd Floor Exterior Area 1456.94 sq Interior Area 1361.33 sq







