



THE
A-TEAM

**RE/MAX
FIRST**

29 ROWLEY Terrace, Calgary T3L 0G5

MLS® #: **A2179676**

Area: **Haskayne**

Listing Date: **11/20/24**

List Price: **\$949,800**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2022**

Lot Information

Lot Sz Ar: **4,057 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,611**
Low Sqft:
Ttl Sqft: **2,611**

DOM

0

Layout

Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Access:

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **High Efficiency,Forced Air**
Sewer:
Ext Feat: **BBQ gas line,Lighting,Private Yard**

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

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
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
Walk-In Closet

Upper
Upper

5`2" x 5`11"
11`4" x 6`4"

Bedroom - Primary

Upper

13`5" x 21`1"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2110707

Zoning:
R-G

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:
Property Listed By: **Pergola
Skyrock**

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











