



THE
A-TEAM

**RE/MAX
FIRST**

180 ROWMONT Boulevard, Calgary t3l2m4

MLS®#: **A2180467** Area: **Haskayne** Listing Date: **11/21/24** List Price: **\$730,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2019**
Lot Information
 Lot Sz Ar: **258 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,523**
 Low Sqft:
 Ttl Sqft: **1,523**

DOM

30
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz:

Access:
 Lot Feat: **Back Lane,Rectangular Lot,See Remarks**
 Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Playground,Private Entrance** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **Bathroom Rough-in,Bidet,Built-in Features,Closet Organizers,Kitchen Island,No Smoking Home,Open Floorplan,Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`7" x 5`2"	Entrance	Main	6`7" x 5`1"
Living Room	Main	15`5" x 14`7"	Dining Room	Main	7`7" x 12`7"
Kitchen	Main	12`2" x 12`8"	Pantry	Main	5`8" x 4`11"
Mud Room	Main	6`1" x 5`7"	Bedroom	Upper	10`5" x 9`0"
Bedroom - Primary	Upper	12`0" x 13`3"	Walk-In Closet	Upper	5`4" x 4`8"
4pc Bathroom	Upper	8`3" x 5`3"	3pc Ensuite bath	Upper	8`3" x 5`3"
Laundry	Upper	7`5" x 5`3"	Bedroom	Upper	9`11" x 9`5"

Addition **Main** **17`2" x 15`7"** Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-Gm**

Legal Desc: **2110707** Remarks

Pub Rmks: ***** OPEN HOUSE(S) - SUNDAY, DECEMBER 15 FROM 2PM-4PM*** Welcome to this beautifully upgraded 2019 MORRISON BUILT LANED HOME, where modern elegance meets incredible potential. Boasting over 1,500 sq. ft. of living space, this 3-bedroom, 2.5-bathroom home offers an open-concept floor plan that seamlessly connects the kitchen, dining, and living areas, making it perfect for both family gatherings and entertaining guests. The heart of the home is its stunning \$20,000 UPGRADED KITCHEN, featuring STAINLESS STEEL APPLIANCES, QUARTZ COUNTERTOPS, and a WALK-IN PANTRY—creating a space that is as functional as it is beautiful. CUSTOM MADE ACCENT WALLS in the bedrooms add a unique, personal touch, elevating the overall design and making each room feel special. Enjoy enhanced privacy and quiet thanks to GREAT SOUNDPROOFING throughout the home, allowing you to relax and unwind without distractions. LOCATED DIRECTLY IN FRONT OF THE NEWLY BUILT HOA, this home offers UNBEATABLE ACCESS to fantastic amenities, including a sparkling community pool, pickleball courts, a park, a skating rink, and a spacious clubhouse. Everything you need for outdoor recreation and social gatherings is right at your doorstep, making it easy to enjoy an active, connected lifestyle. This home also offers incredible potential with its clean slate basement, ready to be transformed into whatever you envision—a home theater, a gym, an office, or extra living space. Plus, with a convenient parking pad and ample storage, this property truly has it all. Perfect for families or those looking to grow into their next chapter, this home provides both the luxury of upgraded features and the opportunity to make it your own in a vibrant, family-friendly community. It's more than just a house—it's the foundation for your future.**

Inclusions: **All Tv mounts are included upon request**
Property Listed By: **First Place Realty**

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







