



THE
A-TEAM

**RE/MAX
FIRST**

531 ROWMONT Boulevard, Calgary T3L 2M4

MLS®#: **A2182316**

Area: **Haskayne**

Listing Date: **12/06/24**

List Price: **\$720,000**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 18-Dec**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,541

Year Built:

2024

Low Sqft:

Ttl Sqft:

1,541

Lot Information

Lot Sz Ar:

2,400 sqft

Lot Shape:

DOM

15

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Back Yard,Cleared,Close to Clubhouse,Rectangular Lot
Alley Access,Gravel Driveway,Parking Pad,Rear Drive**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **High Efficiency,Forced Air,Natural Gas**

Sewer:

Ext Feat: **None**

Construction:

Stone,Vinyl Siding,Wood Frame

Flooring:

Carpet,Linoleum,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Built-In Oven,Dishwasher,Electric Cooktop,ENERGY STAR Qualified Appliances,Microwave,Range Hood,Refrigerator,Washer/Dryer Stacked

Int Feat:

Bookcases,Breakfast Bar,Built-in Features,Chandelier,High Ceilings,Kitchen Island,Low Flow Plumbing Fixtures,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Smart Home,Soaking Tub,Vinyl Windows,Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	5`0" x 5`11"	Living Room	Main	12`7" x 17`1"
Kitchen With Eating Area	Main	15`4" x 12`8"	Dining Room	Main	12`4" x 11`3"
Mud Room	Main	4`1" x 3`0"	2pc Bathroom	Main	5`0" x 5`0"
Bedroom - Primary	Upper	12`11" x 10`11"	4pc Ensuite bath	Upper	8`6" x 5`8"
Walk-In Closet	Upper	6`11" x 5`9"	Laundry	Upper	4`6" x 4`6"
Bonus Room	Upper	10`1" x 11`9"	4pc Bathroom	Upper	4`11" x 9`3"

Bedroom
Flex Space
Furnace/Utility Room
Walk-In Closet

Upper
Basement
Basement
Basement

10`1" x 8`5"
14`7" x 16`1"
8`11" x 7`1"
3`0" x 5`1"

Bedroom
4pc Bathroom
Bedroom

Upper
Basement
Basement

11`6" x 8`3"
8`4" x 4`11"
8`9" x 10`8"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2312221

Zoning:
R-Gm

Remarks

Pub Rmks: **OPEN HOUSE THIS SATURDAY 1 - 3 PM! - Rare find in Rockland Park! A duplex that's fully developed, in an amazing street close to the communities coveted "Lodge" HOA association & with SO MANY UPGRADES! As Calgary has grown, it's expanded into the extreme North & South ends of the city, making it harder to buy a NEW home in a central-ish location. I LOVE this about Rockland Park b/c it feels like an EXTENSION OF THE INNER-CITY. You've got easy access onto major roadways, you're surrounded by RIVER VALLEY VIEWS, you catch glimpses of Calgary's Olympic Park & even catch MOUNTAIN VIEWS driving through the community (nature is all around you). On top of that, you're surrounded by the Lynx & Valley Ridge GOLF COURSE, which is just enough of a recipe for good resale prices into the future. But Rockland Park has taken things further. This is a MASTER PLANNED, AWARD-WINNING COMMUNITY that ft. cutting-edge amenities, like an OUTDOOR POOL & HOT TUB, a 6,000+ sqft "Lodge" or residents association w/ an outdoor plaza, cool playgrounds, soccer fields, hockey rinks, firepits & all created w/ the vision of a 4-season approach to amenities & health. But enough about the community! With ZERO duplexes on the market right now & NO quick possessions being released for a while, this might be your last chance to score a duplex here before prices go up! Upon entering, you are greeted by a wide open floor plan w/ an eye-grabbing central kitchen. Built by Brookfield Homes, this home has JUST been completed, has NEVER BEEN LIVED IN & is ready for a quick possession. You've got your living room to the left ft. a BIG TRIPLE PANE WINDOW & an upgraded TV outlet to hide cables, a FULLY UPGRADED KITCHEN w/ built-in SS Samsung appliances (don't forget to check out your fridge), a CHIMNEY HOOD FAN & an oversized island that's perfect for hosting w/ a contrasting QUARTZ COUNTERTOP, a garburator rough-in & your backsplash ft. a beautiful herringbone pattern + this amazing WALL OF A PANTRY STORAGE. You have a large dining space + a back door leading to your deck w/ a good-sized backyard & a gravel pad for your future double detached garage. Back inside, you have your Powder Room & stairs leading to your fully developed basement. Heading upstairs, you'll notice WHITE OAK RAILING w/ upgraded spindles & you'll find 3 beds, 2 baths + a BONUS ROOM. Note: you have LVP Flooring up here, so you'll never have to worry about another carpet stain again! The primary bedroom fits up to a king bed, you've got a large walk-in closet w/ a window & a private ensuite. As a mom, I love that you have a bonus room, upstairs laundry, and the other bedrooms are a great size for a nursery, older kids, guests or even as an office. While most NEW homes don't come w/ a finished basement, this one does! In the basement, you'll find a 4th BED, 3rd BATH & so much space for the kids to run around, to build a movie theatre or have gym equipment. What are you waiting for? Please DON'T FORGET TO WATCH THE VIDEO for more features!**

Inclusions: N/A
Property Listed By: RE/MAX First

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











