



THE
A-TEAM

**RE/MAX
FIRST**

20 ROWLEY Terrace, Calgary T3L 0G6

MLS® #: **A2183834** Area: **Haskayne** Listing Date: **12/17/24** List Price: **\$765,000**
 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: **3,003 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,815**
 Low Sqft:
 Ttl Sqft: **1,815**

DOM
4
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking
 Ttl Park: **2**
 Garage Sz: **1**

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

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Fireplace(s)**
 Sewer:
 Ext Feat: **Lighting**

Construction: **Cement Fiber Board, Vinyl Siding, Wood Frame**
 Flooring: **Carpet, Ceramic Tile, Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Microwave, Refrigerator, Stove(s)**
 Int Feat: **Closet Organizers, High Ceilings, Kitchen Island, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	14`5" x 10`8"	Dining Room	Main	12`10" x 9`0"
Living Room	Main	12`10" x 9`9"	Bonus Room	Second	13`1" x 12`10"
Den	Main	12`3" x 5`6"	Bedroom - Primary	Third	13`11" x 11`9"
Bedroom	Third	9`11" x 9`8"	Bedroom	Third	9`11" x 9`5"
Laundry	Second	10`1" x 6`2"	2pc Bathroom	Lower	7`5" x 2`11"
4pc Bathroom	Third	8`0" x 4`11"	5pc Ensuite bath	Third	16`4" x 6`9"
Foyer	Lower	10`3" x 7`7"			

Title: **Fee Simple**
Legal Desc: **2110707**

Zoning: **R-G**

Remarks

Pub Rmks: **LIKE NEW MODERN HOME WITH 3 BEDROOMS + BONUS ROOM | UPPER FLOOR LAUNDRY | ATTACHED GARAGE | MANY UPGRADES THROUGHOUT | This gorgeous detached home features a modern, luxurious exterior, located in the heart of the family friendly community of Rockland Park! Upon entering, you'll be welcomed by modern interior finishes, including luxury vinyl plank flooring, high ceilings, timeless modern finishes and oversized windows that let in plenty of natural light. The kitchen truly stands out with its expansive island topped with quartz countertops, a pantry, stainless steel appliances, gas stove, hexagon tile backsplash, ample counter space, and a large fridge with filtered water. The adjacent great room featuring the dining room and living room provide a fantastic space for entertaining, enhanced by a stunning electric fireplace that adds a cozy atmosphere. Large sliding patio doors and windows along the back flood the area with sunlight. Dine al fresco on the sprawling balcony equipped with a gas line with the large and functional backyard. On the main floor, you'll also find a versatile office space with built-ins & a convenient 2-piece powder room. Head upstairs to discover the central bonus room, perfect for relaxation and entertainment. The built-in desk area is a practical addition, great for study sessions. The primary suite, boasts a luxurious 5-piece ensuite featuring quartz countertops, a soaker tub, spacious shower, & expansive walk-in closet. Two more bedrooms, a full 4-piece bathroom, a bonus room and upper floor laundry complete the top floor. The basement is ready for your personal touch and includes a bathroom rough in! You'll love the vibrant community of Rockland Park, offering walking distance to the community centre, outdoor swimming pool, acres of parks and green spaces, easy access to the Bow River, and an abundance of shops, restaurants, and amenities. Don't miss your chance to be part of this remarkable community!**

Inclusions: **NONE**
Property Listed By: **Real Broker**

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













