



THE
A-TEAM

**RE/MAX
FIRST**

53 ROWMONT Heath, Calgary T3L 0H9

MLS® #: **A2186690**

Area: **Haskayne**

Listing Date: **01/09/25**

List Price: **\$889,900**

Status: **Pending**

County: **Calgary**

Change: **-\$10k, 10-Jan**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2023**

Finished Floor Area

Abv Sqft: **2,228**
Low Sqft:
Ttl Sqft: **2,228**

Lot Information

Lot Sz Ar: **3,369 sqft**
Lot Shape:

DOM

23
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Access:

Lot Feat: **Level, Rectangular Lot**
Park Feat: **Double Garage Attached**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **None**

Construction: **Cement Fiber Board, Vinyl Siding**
Flooring: **Carpet, Tile, Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner, Dishwasher, Dryer, Gas Range, Microwave, Refrigerator, Washer, Window Coverings**
Int Feat: **Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`4" x 20`4"	Dining Room	Main	9`6" x 10`11"
Kitchen	Main	9`0" x 11`5"	Pantry	Main	6`11" x 5`1"
2pc Bathroom	Main	4`11" x 5`8"	Foyer	Main	5`10" x 5`6"
Mud Room	Main	4`5" x 6`6"	Bedroom - Primary	Second	13`0" x 13`2"
Bedroom	Second	10`10" x 13`5"	Bonus Room	Second	15`7" x 15`8"

Walk-In Closet
4pc Bathroom
Bedroom
Furnace/Utility Room
Storage
Bedroom

Second
Second
Basement
Basement
Basement
Second

5`0" x 8`10"
7`10" x 4`11"
11`3" x 11`0"
8`8" x 6`2"
9`4" x 5`3"
11`8" x 12`0"

5pc Ensuite bath
Laundry
Game Room
4pc Bathroom
Storage

Second
Second
Basement
Basement
Basement

12`0" x 9`4"
6`10" x 6`2"
13`3" x 27`9"
7`0" x 6`9"
3`8" x 8`8"

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc:

2210895

Zoning:
RG

Remarks

Pub Rmks:

Welcome to this beautifully designed 4-bedroom, 3.5-bathroom home in the sought-after community of Rockland Park. With its modern upgraded finishes and thoughtful layout, this fully finished home is perfect for families or professionals seeking style and comfort. Featuring central AC, this home is steps away from the ridge over the river and the amazing new Community centre', The Lodge". The main and upper floors feature luxury vinyl plank flooring throughout—no carpets—offering a sleek, low-maintenance finish. The open-concept main floor includes a gourmet kitchen with quartz countertops, stainless steel appliances, and a large island, perfect for entertaining. The walkthrough pantry makes unloading your Costco run a breeze! The bright dining and living areas seamlessly connect to the deck and backyard, ideal for relaxing or hosting. Upstairs, the primary suite offers a peaceful retreat with a walk-in closet and spa-inspired ensuite, complete with dual sinks and a glass shower. Two additional bedrooms, a versatile bonus room, and a convenient laundry room complete this level. The fully finished basement, featuring a large family room, an additional bedroom, and a full bathroom—is perfect for guests, older children, or a home office. Located in Rockland Park, residents enjoy a lifestyle surrounded by nature and top-tier amenities, including a future community hub with an outdoor pool (coming soon), skating rink, sports courts, fitness facilities, and walking trails. This home is minutes from playgrounds, the Bow River, schools, and convenient shopping.

Inclusions:
 Property Listed By:

N/A
Real Broker

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











