



THE
A-TEAM

**RE/MAX
FIRST**

131 ROYSTON Rise, Calgary T3L 0K2

MLS®#: **A2186882**

Area: **Haskayne**

Listing Date: **01/13/25**

List Price: **\$829,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2024**

Lot Information

Lot Sz Ar: **3,272 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,109**

Low Sqft:

Ttl Sqft: **2,109**

DOM

9

Layout

Beds: **5 (4 1)**

Baths: **4.0 (4 0)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Rectangular Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **None**
Int Feat: **Double Vanity,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Tankless Hot Water,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	8`8" x 10`5"
Kitchen	Main	11`9" x 12`7"
3pc Bathroom	Main	
Bedroom - Primary	Upper	12`4" x 12`2"
Laundry	Upper	5`5" x 6`11"
5pc Bathroom	Upper	
Bedroom	Upper	11`8" x 8`11"

Room	Level	Dimensions
Dining Room	Main	11`6" x 12`6"
Bedroom	Main	11`0" x 8`8"
Mud Room	Main	5`1" x 10`10"
5pc Ensuite bath	Upper	
Bonus Room	Upper	12`2" x 12`11"
Bedroom	Upper	8`8" x 11`0"
Bedroom	Basement	11`1" x 11`3"

4pc Bathroom

Basement

Family Room
Legal/Tax/Financial

Basement

16`7" x 13`2"

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

2311385

Remarks

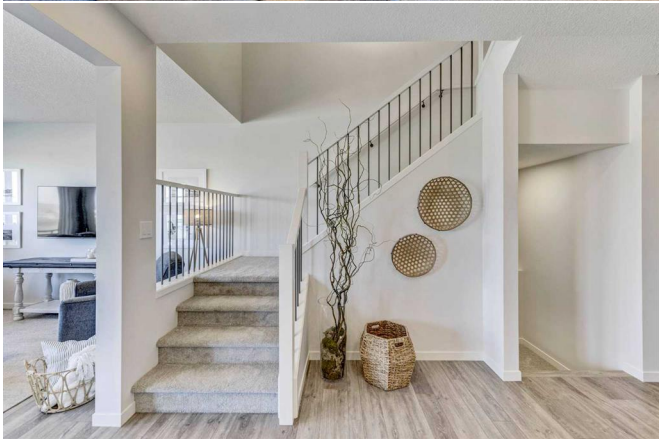
Pub Rmks: **QUICK POSSESSION AVAILABLE! Welcome to this stunning Parkland 24 model built by the one & only, Cedarglen Homes. This brand new home features a functional layout & incredible finishes. Truly - I don't think you could want anything more! You'll walk through the front door and instantly notice the stunning luxury vinyl plank flooring, 9' knock down ceilings, and 8' doors. To your left, you'll find the large main floor bedroom, full 3 pc bathroom and mud room w/ access to the double attached garage. You'll then experience the stunning main living space with an open concept floor plan - an entertainer's dream! The U-shaped kitchen steals the show with an abundance of cabinetry, upgraded quartz countertops, spacious pantry, gas line to the stove, and an appliance allowance of \$5600 to select your dream appliances at the builder's supplier. Adjacent to the kitchen, the great room is highlighted by an electric fireplace and the dining area is spacious for hosting family & friends for home cooked meals. Upstairs, the central bonus room serves as the hub for relaxation. The primary suite offers a 5-piece ensuite with a soaker tub, walk-in shower, & walk-in closet that connects to the upper laundry room for ultimate ease. Two additional bedrooms and a 5-piece compartment bathroom with double sinks complete the upper level. The developed basement comes with a separate entrance, large rec room, 5th bedroom and 4 pc bathroom! The mechanical room is thoughtfully laid out offering tons of storage opportunities as well. This home includes a \$2500 landscaping rebate once the front yard landscaping is completed (must be done within 1 year of possession). The community of Rockland Park is known for the 80 acres of park space, future commercial hub of 85,000 sq ft of amenities (shops, restaurants, and other services) and will be home to a K-9 CBE school. Rockland Park will have a future homeowner association with incredible amenities including a pool & hot tub, recreational facility, playground, hockey rink/basketball/skate park area, amphitheatre, and so much more. What are you waiting for? Book your viewing today! *Please note: Photos are from the show home & the interior finishings are different. Please refer to the last photo for specific interior selections for this home.***

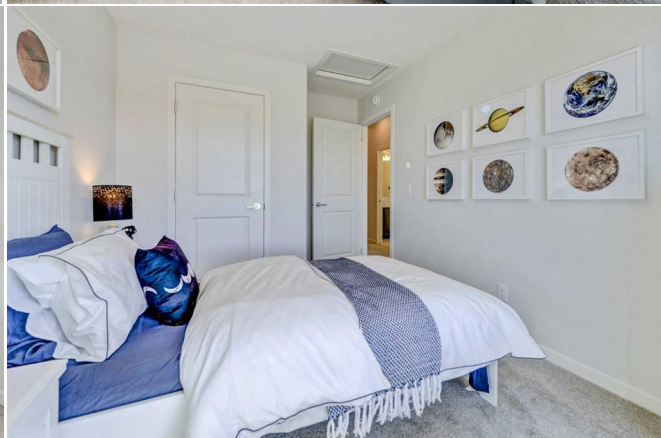
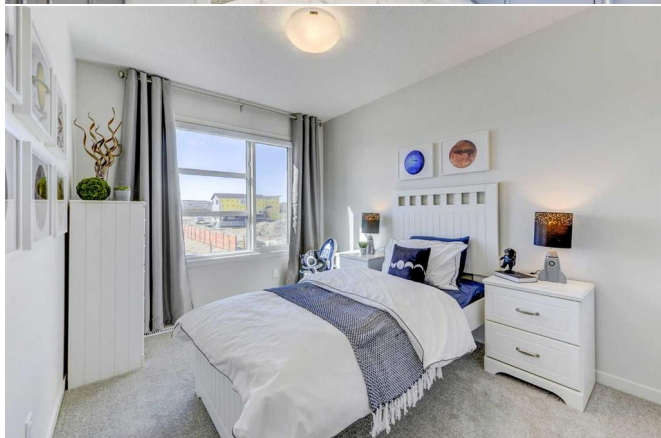
Inclusions: **\$5600 Appliance allowance to be used at the builder's supplier. Garage door opener, garage remotes**
Property Listed By: **Royal LePage Benchmark**

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













INTERIOR SELECTIONS



1. Luxury Vinyl Plank Flooring 2. Tile Flooring 3. Carpet 4. Cabinets 5. Kitchen Countertops 6. Bathroom Countertops 7. Kitchen Backsplash Tile 8. Bathroom Backsplash Tile 9. Plumbing 10. Door Hardware