



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**233 ROWMONT Drive, Calgary T3L2N7**

MLS®#: **A2188198**

Area: **Haskayne**

Listing Date: **01/17/25**

List Price: **\$2,099,900**

Status: **Active**

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: **6,479 sqft**  
Lot Shape:

Access:

Lot Feat: **Backs on to Park/Green Space,Landscaped**  
Park Feat: **Triple Garage Attached**

DOM

**2**

Layout

Beds: **4 (2 2 )**  
Baths: **4.0 (3 2)**  
Style: **2 Storey**

Parking

Ttl Park: **6**  
Garage Sz: **3**

Utilities and Features

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

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

Kitchen Appl: **See Remarks**  
Int Feat: **Bar,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Tankless Hot Water,Vaulted Ceiling(s),Walk-In Closet(s)**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>2pc Bathroom</b>	<b>Main</b>		<b>5pc Ensuite bath</b>	<b>Main</b>	
<b>2pc Bathroom</b>	<b>Upper</b>		<b>4pc Ensuite bath</b>	<b>Upper</b>	
<b>4pc Bathroom</b>	<b>Basement</b>		<b>Great Room</b>	<b>Main</b>	<b>16`6" x 17`6"</b>
<b>Dining Room</b>	<b>Main</b>	<b>14`3" x 12`7"</b>	<b>Den</b>	<b>Main</b>	<b>9`0" x 11`6"</b>
<b>Kitchen</b>	<b>Main</b>	<b>16`6" x 9`0"</b>	<b>Mud Room</b>	<b>Main</b>	<b>6`2" x 9`10"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>14`0" x 15`0"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>12`2" x 11`6"</b>
<b>Bonus Room</b>	<b>Upper</b>	<b>16`0" x 15`0"</b>	<b>Flex Space</b>	<b>Upper</b>	<b>7`9" x 7`2"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>12`10" x 11`0"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>13`8" x 11`0"</b>
<b>Media Room</b>	<b>Basement</b>	<b>15`6" x 16`2"</b>	<b>Game Room</b>	<b>Basement</b>	<b>16`0" x 9`8"</b>

Exercise Room

Basement

11`6" x 10`0"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**2312221**

Zoning:  
**R-G**

Remarks

Pub Rmks: **Welcome to the Dorchester by Crystal Creek Homes. This stunning home combines luxurious features with thoughtful design, starting with a CHEF'S KITCHEN that boasts high-end appliances, custom cabinetry, and a spacious layout perfect for culinary creativity. The open-concept great room showcases impressive open beam VAULTED CEILINGS, creating a grand and airy atmosphere ideal for both relaxing and entertaining. A second story LOFT space offers the flexibility of a second bedroom and bathroom, providing added privacy and convenience. The finished basement is an entertainer's dream, complete with a stylish BASEMENT BAR featuring quartz countertops and custom cabinets, along with a home gym for ultimate comfort and functionality. Step outside on your back deck, offering a seamless transition between indoor and outdoor living to absolutely stunning views of the BOW RIVER RAVINE. With every detail meticulously crafted, this home offers the perfect blend of elegance and practicality. Photos are representative.**

Inclusions:  
Property Listed By:

**N/A**  
**Bode**

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







