



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**595 ROWMONT Boulevard, Calgary T3L 0L5**

MLS®#: **A2190721**

Area: **Haskayne**

Listing Date: **01/29/25**

List Price: **\$709,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Semi Detached (Half**

**Duplex)**

Finished Floor Area

City/Town:

**Calgary**

Abv Sqft:

**1,572**

Year Built:

**2024**

Low Sqft:

Ttl Sqft:

**1,572**

Lot Information

Lot Sz Ar:

**2,454 sqft**

Lot Shape:

DOM

**3**

Layout

Beds:

**5 (3 2 )**

Baths:

**3.5 (3 1)**

Style:

**2 Storey,Side by Side**

Parking

Ttl Park:

**2**

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,Rectangular Lot**

**Alley Access,Off Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **High Efficiency,Forced Air**

Sewer:

Ext Feat: **BBQ gas line**

Construction:

**Cement Fiber Board,Composite Siding**

Flooring:

**Carpet,Tile,Vinyl Plank**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**See Remarks**

Int Feat:

**Double Vanity,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Separate Entrance,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	11`7" x 14`6"	Dining Room	Main	11`10" x 12`5"
Kitchen	Main	11`1" x 13`0"	Mud Room	Main	7`7" x 5`0"
2pc Bathroom	Main		Breakfast Nook	Main	4`11" x 4`11"
Bedroom - Primary	Upper	13`1" x 11`8"	4pc Ensuite bath	Upper	
Laundry	Upper	8`0" x 5`6"	Bedroom	Upper	8`1" x 12`1"
Bedroom	Upper	8`6" x 11`4"	4pc Bathroom	Upper	
4pc Bathroom	Suite		Bedroom	Suite	8`2" x 9`5"

**Great Room  
Bedroom**

**Suite  
Suite**

**12`4" x 7`2"  
8`2" x 8`10"**

**Kitchen**

**Suite**

**13`0" x 12`0"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-Gm**

**2312416**

Remarks

Pub Rmks:

**Ready for possession in April 2025! Welcome to the Acme 18 Model in the heart of Rockland Park! Step into this meticulously designed home by Cedarglen Homes, where every detail has been crafted to impress. The moment you enter, you'll be captivated by the high 9' ceilings, trendy luxury vinyl plank flooring, & a thoughtfully designed floor plan that maximizes both style and functionality. The main floor welcomes you with a spacious great room bathed in natural light from oversized windows - perfect for family gatherings or relaxing evenings. Adjacent to the great room is a versatile flex space w/ built-in desk, ideal for a home office or creative retreat. The dining area flows seamlessly into the modern kitchen, featuring elegant off-white cabinetry, quartz countertops, an upgraded honeycomb tile backsplash, a water line to the fridge, & gas line to the stove. With a \$9,000 appliance allowance, you can select the appliances that best suit your lifestyle. Convenience is key on the main floor, with a mudroom complete with built-in bench & coat hooks, a 2-piece powder room, & access to your completed backyard deck featuring a built-in gas line—perfect for summer BBQs. The upper floor is designed for comfort & practicality. The primary bedroom is your personal retreat, offering ample space for king-sized furniture, a walk-in closet, and a luxurious ensuite with dual sinks, quartz countertops, & a walk-in shower. Two additional bedrooms, each with generous closet space, share a stylish 4-piece bathroom. The upstairs laundry room with linen shelving adds convenience, making daily tasks a breeze. What sets this home apart is the fully legal basement suite with its own private entrance. This exceptional space includes two bedrooms, a 4-piece bathroom, a modern kitchen, a cozy living area, & its own laundry facilities. Whether it's used for multigenerational living, rental income, or hosting guests, this legal suite offers endless possibilities. Outside, the southwest-facing backyard is ready for your personal touch, & the included \$1,000 landscaping rebate will help you to create the outdoor oasis you've been dreaming of. Nestled in Calgary's NW, Rockland Park offers the perfect blend of tranquility and urban convenience. Wake up to breathtaking views of the Bow River Valley, enjoy serene walking paths, & make use of the community's parks, playgrounds, & green spaces. With plans for future schools, shopping, & easy access to major roadways, Rockland Park is designed for modern living while embracing the beauty of nature. This is more than a house—it's a lifestyle. Don't wait to make this stunning property your new home! \*Please note: Photos are from a different property, same model - the interior finishes are different. Please refer to the last photo for specific interior selections for this home.**

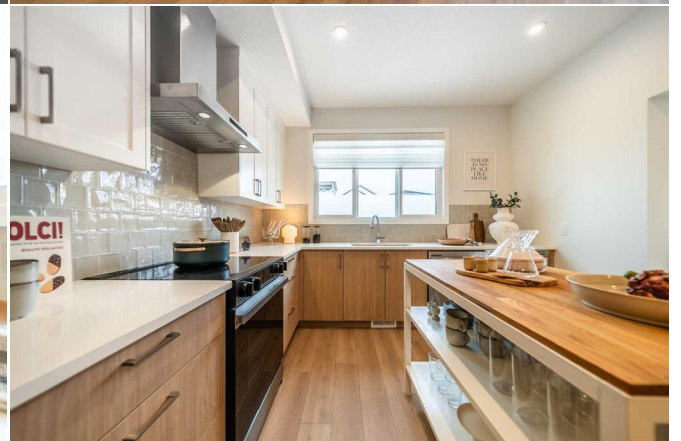
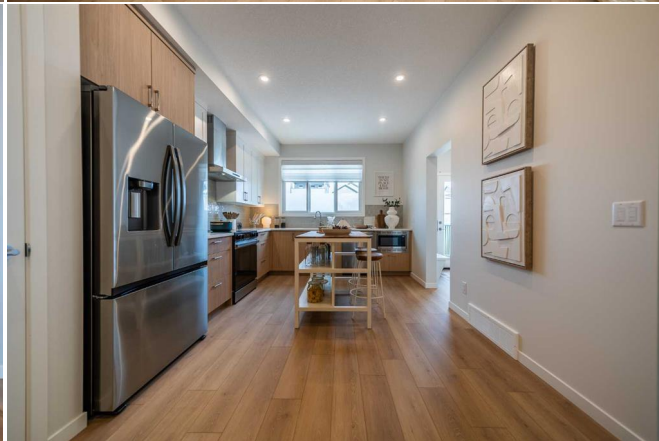
Inclusions:  
Property Listed By:

**\$9,000 Appliance Allowance to be used at the Builder's supplier.  
Royal LePage Benchmark**

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

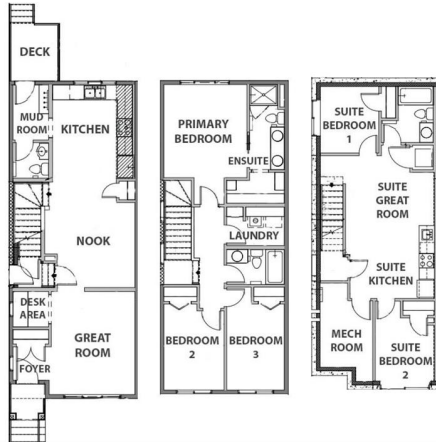












**INTERIOR SELECTIONS**



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