



THE
A-TEAM

**RE/MAX
FIRST**

10 ROWLEY Park, Calgary T3L 0G7

MLS®#: **A2191075** Area: **Haskayne** Listing Date: **01/31/25** List Price: **\$1,049,000**
 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: **4,090 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,447**
 Low Sqft:
 Ttl Sqft: **2,447**

DOM

38
Layout
 Beds: **4 (3 1)**
 Baths: **4.5 (4 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Yard,Corner Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Wood Frame**
 Heating: **Forced Air** Flooring: **Ceramic Tile,Vinyl Plank**
 Sewer: Ext Feat: **Other,Private Entrance,Private Yard** Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Bar Fridge,Dishwasher,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,See Remarks,Stove(s),Washer/Dryer,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **Closet Organizers,Double Vanity,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,See Remarks,Separate Entrance,Wired for Sound**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	20`10" x 10`3"	Living Room	Main	14`1" x 14`10"
Dining Room	Main	6`9" x 18`6"	Office	Main	8`11" x 10`9"
Bedroom - Primary	Second	15`11" x 14`1"	Bedroom	Second	11`9" x 11`2"
Bedroom	Second	17`0" x 13`5"	Bonus Room	Second	11`0" x 17`3"
Game Room	Basement	20`2" x 17`10"	Kitchen	Basement	15`8" x 11`4"
Bedroom	Basement	11`7" x 9`6"	2pc Bathroom	Main	0`0" x 0`0"

3pc Ensuite bath
4pc Bathroom

Second
Second

0`0" x 0`0"

4pc Ensuite bath
3pc Bathroom
Legal/Tax/Financial

Second
Basement

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

2110707

Remarks

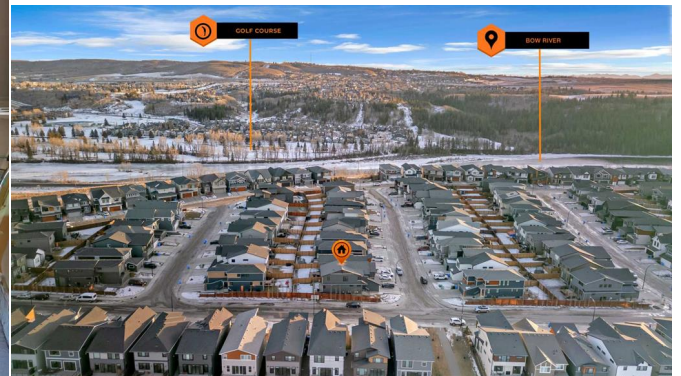
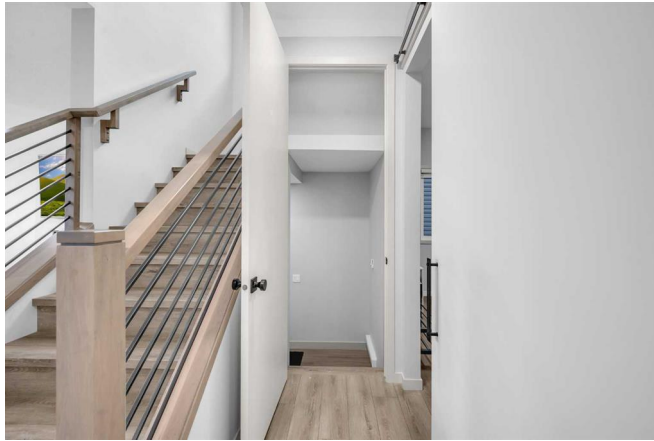
Pub Rmks: **This exceptional family home boasts over 3400 sq ft of living space and offers modern luxury with a fully self-contained LEGAL suite—complete with its own kitchen, STEAM shower, laundry, high-efficiency furnace, and electrical panel—perfect for rental income or multi-generational living. Designed for style and functionality, this home boasts oversized windows and doors, enhanced insulation, a full-sized deck for seamless indoor-outdoor living. Every detail has been carefully selected for superior quality and comfort. At the heart of the main level is a chef's kitchen, featuring full-height light blue cabinetry, an oversized quartz island, and premium stainless steel appliances. A walk-in pantry keeps everything organized, while the open layout flows into the spacious dining area and expansive great room with soaring ceilings, a cozy fireplace, and luxurious vinyl plank flooring. Open and tranquil access through the double patio doors to the large out door space which boasts outdoor speakers and a composite deck. The double attached garage offers tons of possibilities for additional storage with its vaulted ceilings. A mudroom and stylish powder room add convenience to this thoughtfully designed space. Upstairs, a versatile bonus room provides the perfect retreat, while the primary suite offers a spa-like ensuite with a soaking tub, custom-tiled shower, dual vanities, and a walk-in closet. Two additional bedrooms, a beautifully designed four-piece bathroom, and an upper-level laundry room complete the floor. Speakers are built in through out the house adding to the functionality. The legal basement suite has never been used and is bright and spacious, featuring a large full kitchen, open-concept living and dining areas, a comfortable bedroom, and a sleek bathroom with steam shower —ideal for guests or rental income. With its prime location near the Bow River and just minutes from the Rockies, this home is a fantastic short-term rental opportunity. The self-contained legal suite offers privacy for guests, while easy access to Banff, Canmore, and Kananaskis makes it ideal for vacationers. Luxury finishes, nearby parks, and transit add to its strong income potential. Situated across from a park and playground, this home is in a prime northwest Calgary location. Enjoy quick access to the Bow River, Baker Park, Bowness Park, and the LRT, with downtown Calgary just 20 minutes away. A rare find in an unbeatable location—schedule your showing today!**

Inclusions: **None**
Property Listed By: **RE/MAX iRealty Innovations**

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







10 Rowley Park NW, Calgary, AB

Main Floor Exterior Area 1293.54 sq ft
Interior Area 200.11 sq ft
Excluded Area 47.71 sq ft



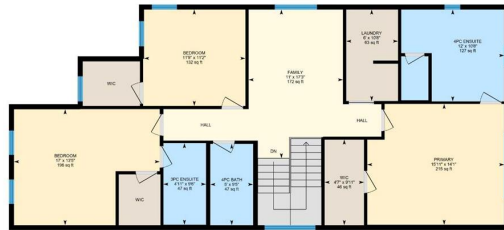
PREPARED: 2020/01/00



White regions are excluded from total floor area in OSQDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

10 Rowley Park NW, Calgary, AB

Upper Floor Exterior Area 1388.69 sq ft
Interior Area 1291.98 sq ft



PREPARED: 2020/01/00



White regions are excluded from total floor area in OSQDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

10 Rowley Park NW, Calgary, AB

Basement (Below Grade) Exterior Area 1650.99 sq ft
Interior Area 878.54 sq ft



PREPARED: 2020/01/00



White regions are excluded from total floor area in OSQDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

