



THE
A-TEAM

**RE/MAX
FIRST**

32 ROWMONT Common, Calgary T3L 0L3

MLS®#: **A2194419** Area: **Haskayne** Listing Date: **02/13/25** List Price: **\$739,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2025**
Lot Information
 Lot Sz Ar: **2,809 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,748**
 Low Sqft:
 Ttl Sqft: **1,748**

DOM

9
Layout
 Beds: **4 (4)**
 Baths: **3.0 (3 0)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Interior Lot,Lawn,Standard Shaped Lot,Zero Lot Line**
 Park Feat: **Alley Access,Gravel Driveway,Off Street,On Street,Parking Pad,Rear Drive,Unpaved**

Utilities and Features

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

Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Tile,Vinyl**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Microwave,Range Hood,Refrigerator,Washer/Dryer**
 Int Feat: **Bathroom Rough-in,Beamed Ceilings,Built-in Features,Chandelier,Closet Organizers,French Door,Kitchen Island,Low Flow Plumbing Fixtures,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Primary Downstairs,Quartz Counters,Separate Entrance,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Bedroom	Main	12`8" x 8`8"
Foyer	Main	9`3" x 5`8"
Kitchen	Main	14`11" x 13`3"
Mud Room	Main	6`2" x 9`10"
4pc Bathroom	Upper	4`11" x 8`2"
4pc Ensuite bath	Upper	5`7" x 10`6"

Room	Level	Dimensions
4pc Bathroom	Main	8`8" x 4`11"
Dining Room	Main	13`6" x 6`7"
Living Room	Main	12`5" x 11`9"
Family Room	Upper	14`10" x 19`6"
Bedroom - Primary	Upper	12`11" x 12`0"
Bedroom	Upper	9`4" x 11`10"







