

32 ROWMONT Common, Calgary T3L 0L3

02/13/25 List Price: **\$739,900** MLS®#: A2194419 Area: Haskayne Listing

Status: Active Calgary Association: Fort McMurray County: Change: None

Date:



General Information

Prop Type: Sub Type: City/Town: Calgary

Year Built: **Lot Information**

Lot Sz Ar: Lot Shape:

Residential Detached

Finished Floor Area 2025 Abv Saft: Low Sqft:

2,809 sqft

Ttl Sqft:

1,748

Access:

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

1,748

DOM

<u>Layout</u>

4 (4) 3.0 (3 0)

2

2 Storey

Beds:

Baths:

Style:

<u>Parking</u>

Ttl Park: Garage Sz:

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

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom	Main	12`8" x 8`8"	4pc Bathroom	Main	8`8" x 4`11"
Foyer	Main	9`3" x 5`8"	Dining Room	Main	13`6" x 6`7"
Kitchen	Main	14`11" x 13`3"	Living Room	Main	12`5" x 11`9"
Mud Room	Main	6`2" x 9`10"	Family Room	Upper	14`10" x 19`6"
4pc Bathroom	Upper	4`11" x 8`2"	Bedroom - Primary	Upper	12`11" x 12`0"
4pc Ensuite bath	Upper	5`7" x 10`6"	Bedroom	Upper	9`4" x 11`10"

Bedroom Upper 9`3" x 11`10"

Legal/Tax/Financial

Title: Zoning: Fee Simple R-G

Legal Desc: 2312221

Remarks

Pub Rmks:

Welcome to 32 Rowmont Common NW, a stunning brand-new, never-lived-in home in the prestigious master-planned community of Rockland Park! This beautifully designed 2-storey detached home offers over 1,700 sq. ft. of thoughtfully crafted living space, featuring 4 bedrooms and 3 full bathrooms. The main floor boasts an open-concept layout with 9-ft ceilings, luxury vinyl plank flooring, and a stylish kitchen complete with quartz countertops, built-in stainless steel appliances, and a convenient mudroom with a built-in bench. A main-floor bedroom and full 4-piece bathroom provide added flexibility for guests or multi-generational living.

Upstairs, enjoy spacious bedrooms and modern finishes throughout. The unfinished basement features a private side entry, high ceilings, plumbing rough-in, and two large windows—offering incredible potential for future development. This home comes with full builder warranty for peace of mind. Nestled in Rockland Park, one of Calgary's most exciting new communities, this home offers access to incredible future amenities, including a private homeowners' association clubhouse with an outdoor pool, hot tub, fitness center, and social spaces. Enjoy 40+ acres of parks and green spaces, scenic Bow River pathways, and convenient access to Stoney Trail, Crowchild Trail, and nearby shopping and dining options. With top-rated schools, recreational facilities, and a true connection to nature, Rockland Park is designed for modern living with a strong sense of community. Don't miss this opportunity—book your showing today!

Inclusions: N/A

Property Listed By: Real Broker

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























