



THE
A-TEAM

**RE/MAX
FIRST**

8 ROWLEY Common, Calgary T3L 0G4

MLS® #: **A2197332** Area: **Haskayne** Listing Date: **02/26/25** List Price: **\$849,000**
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: **3,541 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,865**
Low Sqft:
Ttl Sqft: **1,865**

DOM

1
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:
Lot Feat: **Level**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air, Natural Gas**
Sewer:
Ext Feat: **Lighting**

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

Kitchen Appl: **Central Air Conditioner, Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer**
Int Feat: **Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, 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>
			<u>Legal/Tax/Financial</u>		

Title: **Fee Simple**
Legal Desc: **2110707**
Zoning: **R-G**

Remarks

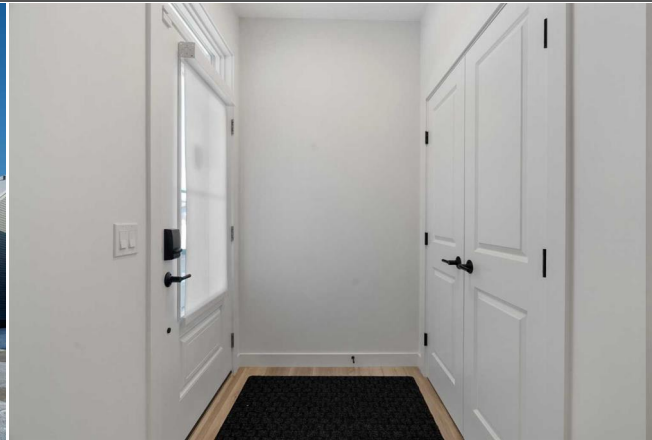
Pub Rmks: **Welcome to this beautifully crafted Brookfield-built Rundle model home, ideally located in the heart of Rockland Park. This prime location places you just steps**

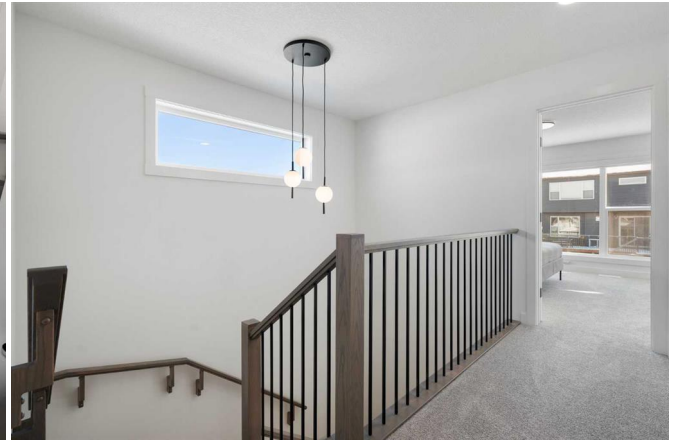
away from incredible community amenities, including a clubhouse, outdoor swimming pool, hot tub, playground, and more, offering the ultimate convenience for an active and vibrant lifestyle. This home is packed with upgrades and modern features, such as triple-glazed windows, air conditioning, and motorized window blinds throughout. As you step inside, you'll be greeted by sleek, contemporary finishes such as luxury vinyl plank flooring, high ceilings, and oversized windows that flood the space with natural light. The kitchen is a true showstopper, featuring a spacious island with quartz countertops, a pantry, stainless steel appliances, and a gas stove. The open-concept great room seamlessly combines the dining and living areas, creating an ideal space for entertaining. A stylish electric fireplace adds warmth and ambiance, while large sliding patio doors and windows at the back of the home bring the outdoors in. The main floor also includes a practical 2-piece powder room. Upstairs, you'll find a central bonus room, perfect for relaxing or entertaining. The luxurious primary suite boasts a spa-like 5-piece ensuite with quartz countertops, a soaker tub, a spacious shower, and a large walk-in closet. Two additional bedrooms, a full 4-piece bathroom, and upper-floor laundry complete the second level. The basement is a blank canvas, ready for your personal touch, and includes a bathroom rough-in for future development. Don't miss the chance to make this exceptional property your new home!

Inclusions:
Property Listed By:

NA
Grand Realty

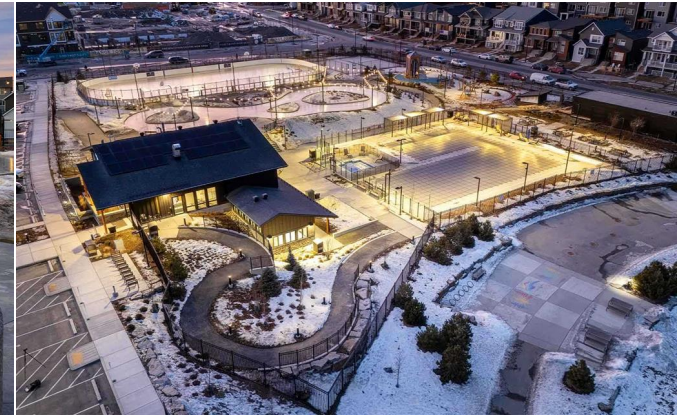
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











8 Rowley Common NW, Calgary, AB

Main Floor Exterior Area 755.78 sq ft
Excluded Area 418.57 sq ft



PREPARED: 2025/02/16



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

BiGUIDE

8 Rowley Common NW, Calgary, AB

Main Building, Total Exterior Area Above Grade 1985.22 sq ft



Main Floor
Exterior Area 755.78 sq ft

2nd Floor
Exterior Area 175.44 sq ft

Basement (Below Grade)
Exterior Area 115.00 sq ft



PREPARED: 2025/02/16



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

BiGUIDE

8 Rowley Common NW, Calgary, AB

2nd Floor Exterior Area 1075.44 sq ft
Excluded Area 8.60 sq ft



PREPARED: 2025/02/16



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

BiGUIDE