



THE
A-TEAM

**RE/MAX
FIRST**

132 ROWMONT Drive, Calgary T3L 0J4

MLS®#: **A2197483**

Area: **Haskayne**

Listing Date: **02/26/25**

List Price: **\$829,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2023**

Finished Floor Area

Abv Sqft: **1,887**
Low Sqft:
Ttl Sqft: **1,887**

DOM

0

Layout

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

Lot Information

Lot Sz Ar: **2,906 sqft**
Lot Shape:

Parking

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

Access:

Lot Feat: **Corner Lot,Landscaped,Low Maintenance Landscape,No Neighbours Behind**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony,Playground**

Construction: **Cement Fiber Board,Wood Frame**
Flooring: **Carpet,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Electric Cooktop,Microwave,Range Hood,Refrigerator,Washer/Dryer**
Int Feat: **Breakfast Bar,Built-in Features,Open Floorplan,Quartz Counters**
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: **2210895**

Zoning: **R-G**

Remarks

Pub Rmks: **This stunning corner-lot home sits in one of Rockland Park's prime locations, directly facing a beautiful playground with no front neighbors— just breathtaking**

views of Crestmont Spring Valley, Bow River, and scenic trails. Adjacent to estate homes, this modern and thoughtfully upgraded property is truly a rare find. Inside, the main floor offers a bright and versatile home office with a large window, a gourmet kitchen designed for style and function, and a spacious living area featuring an electric fireplace and extra windows that fill the space with natural light. Upstairs, you'll find three generously sized bedrooms, including a spacious primary suite, plus a bonus room— perfect for family activity or play area. A dedicated laundry room with an upgraded washer & dryer adds extra convenience. Step outside to a beautifully designed, low-maintenance backyard—ideal for entertaining! Enjoy the massive 18' x 16' deck and the convenience of a double detached garage. This corner-unit home also boasts a 9-ft high basement, a separate side entrance, and an extra basement window, offering great potential for a future LEGAL SUITE. A newly installed water softener system (\$4k) adds even more comfort. Rockland Park offers 80 acres of park space, a future 85,000 sq. ft. commercial hub, a K-9 CBE school, and an exclusive homeowner association featuring a pool, hot tub, sports facilities, and more. Don't miss this incredible opportunity—schedule your showing today!

Inclusions:
Property Listed By:

N/A
Homecare Realty Ltd.

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











