

# \$835,000 - 13 Rowmont Heath Nw, Calgary

MLS® #A2092587

**\$835,000**

3 Bedroom, 3.00 Bathroom, 2,149 sqft

Residential on 0.08 Acres

Haskayne, Calgary, Alberta

PRICE Improvement! This BRAND NEW Brookfield Hudson model with a WEST facing backyard is ready for new owners. The GST has already paid and IMMEDIATE possession is available. Discover More Than a Home: A Lifestyle at Rockland Park. Nestled within the newly established NW community; it's a lifestyle waiting to be embraced. Rockland Park Homeowners are in for a treat with a fully managed 6,500 sq ft exclusive lifestyle center, gracefully positioned on a generous 4-acre park. The planned amenities promise a vibrant and engaging community experience: Outdoor Pool and Hot Tub, Playground, Central Fire Pit & Gathering Space, Casual Skate Trail/Adventure Trail, Hockey Rink/Basketball Courts, Picnic and BBQ Area, Amphitheater with Open Spaces and Gardens all planned for this great community along with a Future K-9 School

13 Rowmont Heath NW is part of the award-winning community, recognized as the BLID Community of the Year in 2021.

Beyond the amenities, Rockland Park is an immersion in nature. Positioned strategically near Lynx Ridge and Valley Ridge golf courses, with 120 acres of parks and paths, the community is a haven for outdoor enthusiasts. The Bow River, just steps away, offers tranquil river views.

Strategically located, just a 5-minute drive from



Stoney Trail and minutes from a new commercial development, this property is not just a residence; it's a lifestyle upgrade. Impeccable design, gorgeous finishes, and a thoughtful layout make this home stand out in the market. It's more than a home; it's a Rockland Park experience.

In the spotlight is the Hudson 24 Model, a distinguished creation by Brookfield Residential that seamlessly blends Rustic Contemporary aesthetics with thoughtful features. This residence, spanning 2149 square feet, stands as a testament to impeccable design and luxurious living.

Comprised of 3 bedrooms and 2.5 baths, this home exudes sophistication. The master bedroom is a private retreat, featuring a walk-in closet and a lavish 5-piece ensuite. The heart of the home is the kitchen, where a large island takes center stage, creating a hub for culinary delights and family gatherings. The allure continues with an entertainment/bonus room boasting vaulted ceilings and a sprawling deck that spans the width of the room. This outdoor space is not just a deck; it's an extension of your living area, offering an ideal spot for relaxation.

This gem comes laden with over \$14K in upgrades, and the GST is already paid, ensuring a seamless transition into ownership. The full unfinished basement beckons your personal touch, offering a canvas for customization and expansion. The double front-facing garage, is seamlessly integrated into the aesthetic of the home.

With IMMEDIATE POSSESSION available, this BRAND NEW home will not disappoint. Given the prime location, the current market dynamics, and the turnkey status of this brand-new home, don't delay.

Call for a private showing today.

Built in 2023

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2092587      |
| Price          | \$835,000     |
| Sold Price     | \$830,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 2,149         |
| Acres          | 0.08          |
| Year Built     | 2023          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Sold          |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 13 Rowmont Heath Nw |
| Subdivision | Haskayne            |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3L 0H9             |

**Amenities**

|                |                                                               |
|----------------|---------------------------------------------------------------|
| Amenities      | None                                                          |
| Parking Spaces | 4                                                             |
| Parking        | Concrete Driveway, Double Garage Attached, Garage Faces Front |

**Interior**

|                   |                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave, Microwave Hood Fan, Refrigerator, Washer, Water Softener |
| Heating           | Forced Air, Natural Gas                                                                                                   |

|              |                  |
|--------------|------------------|
| Cooling      | None             |
| Has Basement | Yes              |
| Basement     | Full, Unfinished |

## Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | None                            |
| Lot Description   | Corner Lot                      |
| Roof              | Asphalt Shingle                 |
| Construction      | Stone, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | November 12th, 2023 |
| Date Sold      | March 13th, 2024    |
| Days on Market | 122                 |
| Zoning         | R-G                 |
| HOA Fees       | 550.00              |
| HOA Fees Freq. | ANN                 |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR REALTY |
|----------------|------------|

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