

\$824,900 - 62 Royston Terrace Nw, Calgary

MLS® #A2099408

\$824,900

3 Bedroom, 3.00 Bathroom, 2,467 sqft

Residential on 0.08 Acres

N/A, Calgary, Alberta

MOVE INTO THE SOUGHT AFTER ROCKLAND PARK TODAY! THIS QUICK POSSESSION IS MOVE IN READY!

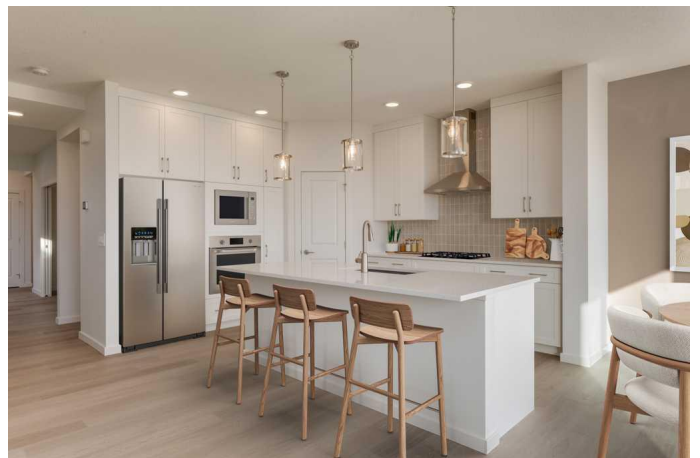
The stunning Andre model isn't just a house; it's a 2,467 square foot sanctuary tailor-made for your family's happiness. Need room for a flex room, lounge, and a dining area? Done! The kitchen? Oh, it's a dream! Stone countertops that are more eye-catching than a magician pulling rabbits out of a hat, paired with modern cabinetry that's sleeker than a runway model.

And the living room? It's the warm hug you need on chilly fall nights, with a fireplace that practically whispers, "Cozy up, folks!"

Let's talk upstairs – an oversized master retreat fit for royalty, complete with an ensuite bathroom that might as well be a spa and a walk-in closet that could double as a small boutique! Not one, not two, but three bedrooms for all your kin or visiting guests! Don't forget the bonus room – it's so spacious, it might accidentally host a dance party.

But wait, there's more! The lower level is like a blank canvas, awaiting your imagination for basement magic. And outside? A deck that's an extension of your living room – perfect for coffee mornings or grill master evenings, where every moment becomes a cherished memory.

Rockland Park isn't just a community; it's a lifestyle extravaganza! You get a 6,500 sq ft exclusive lifestyle center – think outdoor



pool, hot tub, playground, fire pit for marshmallow toasting, and even an amphitheater for outdoor classes or impromptu family talent shows!

Oh, did I mention the proximity to not one but two golf courses? Lynx Ridge and Valley Ridge are practically your backyard buddies!

And with 120 acres of parks and paths, every stroll feels like a nature expedition.

The popular Andre model is ready to welcome you home. Trust me, it's not just a home; it's an adventure waiting to happen!

Book a showing today!

Built in 2023

Essential Information

MLS® #	A2099408
Price	\$824,900
Sold Price	\$802,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,467
Acres	0.08
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	62 Royston Terrace Nw
Subdivision	N/A
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 0J2

Amenities

Amenities	Recreation Facilities
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	High Ceilings, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Refrigerator
Heating	High Efficiency, Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Great Room
Has Basement	Yes
Basement	Separate/Exterior Entry, Full, Unfinished

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Front Yard, Rectangular Lot, Zero Lot Line
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	January 3rd, 2024
Date Sold	February 27th, 2024
Days on Market	55
Zoning	R-G
HOA Fees	600.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR REALTY
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