

\$729,900 - 151 Rowley Gate Nw, Calgary

MLS® #A2145985

\$729,900

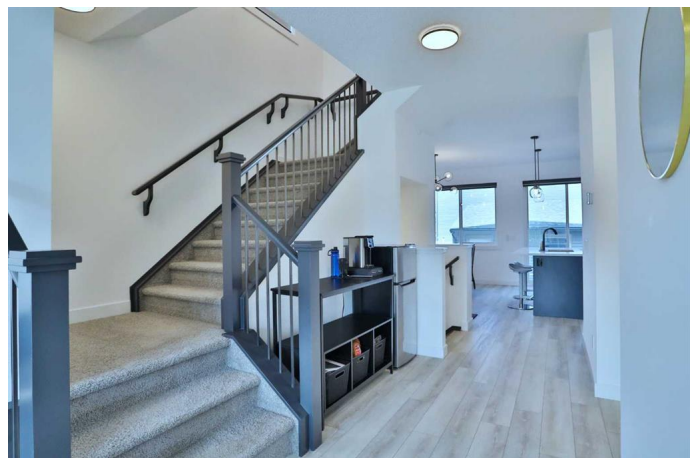
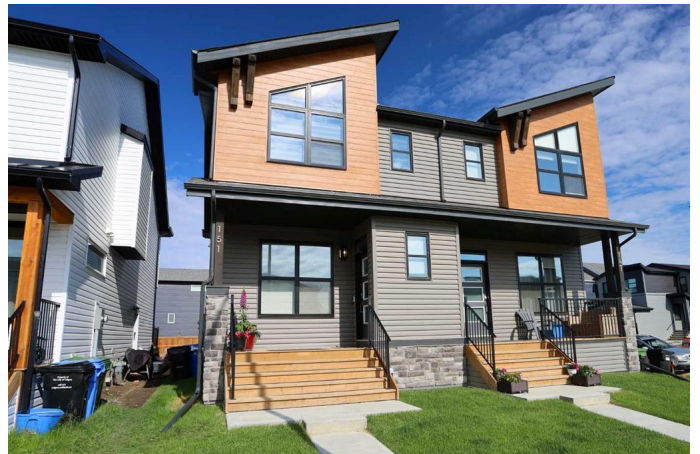
4 Bedroom, 4.00 Bathroom, 1,670 sqft

Residential on 0.06 Acres

Haskayne, Calgary, Alberta

Remember today's date because today is the day you've found your next home...here in the master-planned neighbourhood of Rockland Park in the up & coming Northwest Calgary community of Haskayne. Built by Brookfield, this beautifully upgraded semi-detached home enjoys luxury vinyl plank flooring & quartz countertops, total of 4 bedrooms + loft, 3.5 bathrooms & detached 2 car garage.

Sensational open concept main floor with 9ft ceilings, spacious living room with sleek Dimplex electric fireplace & eat-in kitchen with designer walk-in pantry & large centre island, subway tile backsplash & stainless steel appliances including cooktop stove & built-in convection oven. Upstairs there are 3 terrific bedrooms & 2 full baths; the master has dramatic vaulted ceilings & an expanse of windows, walk-in closet & ensuite with oversized shower & double vanities. Between the bedrooms is the loft which would make a great spot for your home office. Lower level is finished with 4th bedroom, another full bath & nice big rec room...the perfect space for your media room or home gym. Additional extras include the 2nd floor laundry room with Electrolux washer & dryer, custom Zebra window blinds (with remote controls for the kitchen/dining/living/master bedroom), roughed-in for central vacuum & central air, quartz counters in the bathrooms & paved back lane. Awarded "New Community of the Year in 2021", Rockland Park from Brookfield Residential is a picturesque neighbourhood



perched on the escarpment overlooking the Bow River, with over 120 acres of park space & winding walking & bike trails, providing the residents with an abundance of wide open spaces to enjoy the great outdoors. Within walking distance from your front door is a beautiful wetland pond & the site of the future Residents Association which will include a 6,500sqft lifestyle centre, outdoor pool & hot tub, sports courts & playground, fire pit & picnic areas, gardens & amphitheatre. Only minutes to the future commercial centre & school sites, & with its quick access to Nose Hill Drive & Stoney Trail, your new home has everything all within easy reach...Crowfoot Centre, LRT, Farmer's Market, University of Calgary, Foothills Medical Centre, downtown & more!

Built in 2023

Essential Information

MLS® #	A2145985
Price	\$729,900
Sold Price	\$715,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,670
Acres	0.06
Year Built	2023
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	151 Rowley Gate Nw
Subdivision	Haskayne

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 0H8

Amenities

Amenities	None
Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Rear

Interior

Interior Features	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)
Appliances	Convection Oven, Dishwasher, Dryer, Electric Cooktop, Garburator, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room, Tile
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 6th, 2024
Date Sold	August 2nd, 2024
Days on Market	27
Zoning	R-Gm
HOA Fees	58.33
HOA Fees Freq.	MON

Listing Details

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