

\$649,900 - 479 Rowmont Boulevard Nw, Calgary

MLS® #A2157418

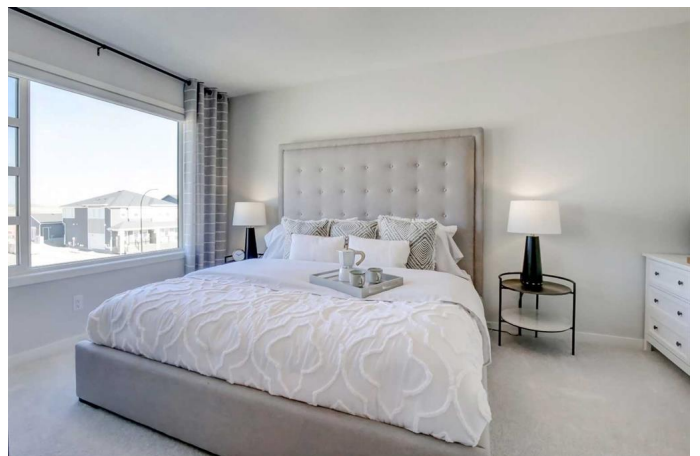
\$649,900

5 Bedroom, 4.00 Bathroom, 1,574 sqft

Residential on 0.06 Acres

Haskayne, Calgary, Alberta

Say hello to the Acme model! Built by award winning builder, Cedarglen Homes, this home is sure to impress. Striking James Hardie board & stone exterior paired with incredible upgrades throughout the interior. As you enter the home, you'll notice the high 9' ceilings with 8' doors, trendy luxury vinyl plank flooring and very functional floor plan. The main floor features a large great room right as you walk into the home w/ huge windows allowing for loads of natural light. Adjacent to the great room, you'll find the enclosed flex space w/ built-in desk and the spacious dining area. The kitchen boasts quartz countertops, light grey cabinets with soft close drawers, water line to the fridge, gas line to the stove, SS sink, & loads of pot lights. The builder is offering an allowance of \$6250 for the homeowner to purchase their desired appliances at their preferred supplier! Off the kitchen, you'll find a mud room w/ a bench & coat hooks, the 2 pc powder room, and access to a completed deck! Upstairs, you'll find a total of 3 bedrooms, 2 full baths and laundry! The primary bedroom is a great size - it features a walk in closet & an ensuite w/ dual sinks and a walk in shower. The two additional bedrooms are spacious and the 4 pc bath offers quartz counters and a shower/tub combo. Laundry room is conveniently located upstairs as well and has shelving storage for linens. The basement is fully developed offering a separate entrance, 2 bedrooms, a full 4 pc bathroom and large rec



room! Buyer will receive a \$1000 landscaping credit to complete their front landscaping within one year of possession. You will fall in love with the community of Rockland Park and everything it has to offer - walking distance to future HOA facility, 120 acres of parks and green spaces, easy access to the Bow River, & tons of future shops, restaurants and other amenities! Don't miss out on the opportunity to be part of this exceptional community - book your showing today! *Photos are from different models that are completed, there are different interior finishings for this property. Please see the last photo for interior selections of this home.*

Built in 2024

Essential Information

MLS® #	A2157418
Price	\$649,900
Sold Price	\$660,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,574
Acres	0.06
Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	479 Rowmont Boulevard Nw
Subdivision	Haskayne
City	Calgary
County	Calgary
Province	Alberta

Postal Code T3L 2M4

Amenities

Amenities Clubhouse, Outdoor Pool, Party Room, Picnic Area, Playground, Pool, Racquet Courts, Recreation Facilities, Recreation Room

Parking Spaces 2

Parking Parking Pad

Interior

Interior Features Double Vanity, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Tankless Hot Water, Walk-In Closet(s)

Appliances Garage Control(s), See Remarks

Heating High Efficiency, Forced Air

Cooling None

Has Basement Yes

Basement Separate/Exterior Entry, Finished, Full

Exterior

Exterior Features None

Lot Description Rectangular Lot

Roof Asphalt Shingle

Construction Cement Fiber Board, Stone

Foundation Poured Concrete

Additional Information

Date Listed August 14th, 2024

Date Sold August 27th, 2024

Days on Market 13

Zoning R-Gm

HOA Fees 61.25

HOA Fees Freq. MON

Listing Details

Listing Office Royal LePage Benchmark

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