

# \$944,900 - 30 Rowley Park Nw, Calgary

MLS® #A2165553

**\$944,900**

4 Bedroom, 4.00 Bathroom, 2,405 sqft

Residential on 0.09 Acres

Haskayne, Calgary, Alberta

Discover the epitome of elegance and comfort in this stunning 2,400 square-foot home that defines luxury living. From the moment you step into the grand foyer, you'll feel the warmth and grandeur that this impeccable property exudes.

The main floor boasts stunning luxury vinyl plank herringbone flooring that flows seamlessly through the open-concept layout, perfect for both entertaining and everyday living. The magazine-worthy kitchen is a culinary dream, featuring extended shaker-style cabinetry with brushed champagne bronze hardware, an expansive island with exquisite quartz and a silgranit sink, upgraded stainless steel appliances including a five-burner gas stove plus a custom walk in pantry offering functionality without compromising on style.

The inviting living room showcases a remarkable fireplace, complete with an upgraded board and batten design. This space opens to an impressive dining area, perfectly positioned to overlook the exceptional low-maintenance outdoor living area, designed for the discerning entertainer. Revel in the extensive deck, equipped with gas hook-up, and enjoy a golfer's paradise featuring a three-hole putting green and chipping area, making your backyard the ultimate retreat.

The main floor also includes a private den/flex



room, a convenient powder room, and access to the oversized garage with built-in shelving.

Venture upstairs to find a luxurious primary suite, complete with a spa-like five-piece ensuite featuring a gorgeous freestanding tub, a frameless tiled shower with 10 mm glass, dual vanities, and stunning tile work throughout. The spacious walk-in closet, fitted with custom shelving, offers endless organization potential.

The upper level continues to impress with a central bonus room adorned with a transom window, 2 additional generous bedrooms - each with walk-in closets - and a thoughtfully designed five-piece family bath with separate vanities. A well-appointed laundry room provides convenience and additional storage.

The lower level features a 9-foot ceiling and is perfectly arranged for hosting; a large media/games room makes for great movie nights, spacious fourth bedroom, an elegant four-piece bath, a versatile office/hobby room and a sizeable utility room with ample room for storage or that future wine cellar.

Additional highlights of this sophisticated home include: custom lighting throughout, outdoor Allure lighting package, upgraded tiling, carpeting, window coverings and so much more.

Nestled in the outstanding community of Rockland Park where you enjoy breathtaking views of the river valley, city, and mountains. This master-planned community will soon feature 120 acres of park space, an exciting year-round recreational centre, a community outdoor pool, future K-9 school, & an 85,000 square foot commercial plaza.

Embrace the opportunity to own a home where

every detail has been curated for the discerning homeowner. Call your favourite Realtor and book a private tour today!

Built in 2021

### Essential Information

MLS® #	A2165553
Price	\$944,900
Sold Price	\$944,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,405
Acres	0.09
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

### Community Information

Address	30 Rowley Park Nw
Subdivision	Haskayne
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 0G7

### Amenities

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached, Garage Door Opener

### Interior

Interior Features	Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Vinyl Windows
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Appliances	Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Family Room, Mantle, See Remarks
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Rain Gutters
Lot Description	Back Yard, Front Yard, Low Maintenance Landscape, Landscaped, Street Lighting, Rectangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	September 18th, 2024
Date Sold	September 26th, 2024
Days on Market	8
Zoning	R-G
HOA Fees	0.00
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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