

**53 Rowmont Heath NW**  
**Calgary, Alberta**

**MLS # A2186690**



**\$889,900**

<b>Division:</b>	Haskayne		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,228 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Level, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Vinyl Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub		

**Inclusions:** N/A

Welcome to this beautifully designed 4-bedroom, 3.5-bathroom home in the sought-after community of Rockland Park. With its modern upgraded finishes and thoughtful layout, this fully finished home is perfect for families or professionals seeking style and comfort. Featuring central AC, this home is steps away from the ridge over the river and the amazing new Community centre, 'The Lodge'. The main and upper floors feature luxury vinyl plank flooring throughout—no carpets—offering a sleek, low-maintenance finish. The open-concept main floor includes a gourmet kitchen with quartz countertops, stainless steel appliances, and a large island, perfect for entertaining. The walkthrough pantry makes unloading your Costco run a breeze! The bright dining and living areas seamlessly connect to the deck and backyard, ideal for relaxing or hosting. Upstairs, the primary suite offers a peaceful retreat with a walk-in closet and spa-inspired ensuite, complete with dual sinks and a glass shower. Two additional bedrooms, a versatile bonus room, and a convenient laundry room complete this level. The fully finished basement, featuring a large family room, an additional bedroom, and a full bathroom—is perfect for guests, older children, or a home office. Located in Rockland Park, residents enjoy a lifestyle surrounded by nature and top-tier amenities, including a future community hub with an outdoor pool (coming soon), skating rink, sports courts, fitness facilities, and walking trails. This home is minutes from playgrounds, the Bow River, schools, and convenient shopping.