

**20 Rowley Common NW
Calgary, Alberta**

MLS # A2295925



\$900,000

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|------------------|---|---------------|------------------|
| Division: | Haskayne | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,254 sq.ft. | Age: | 2021 (5 yrs old) |
| Beds: | 6 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached, Driveway | | |
| Lot Size: | 0.08 Acre | | |
| Lot Feat: | Back Yard, Close to Clubhouse, Dog Run Fenced In, Level | | |

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|--------------------|--|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stone, Stucco, Vinyl Siding, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Double Vanity, High Ceilings, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s) | | |

Inclusions: BUILT-IN MICROWAVE, BASEMENT REFRIGERATOR, BASEMENT STOVE, BASEMENT HOOD FAN, BASEMENT WASHER, BASEMENT DRYER

OPEN HOUSE SAT, MAR 28 at 12-3PM DETACHED 2-STOREY WITH 4 BEDROOMS UP, MAIN-FLOOR OFFICE & LEGAL 2 BEDROOM SUITE IN ROCKLAND PARK! Welcome to Rockland Park, a BILD Award-winning NW BOW River community, where this 2022-built detached home offers 2,250+ SQFT of living space. This home has plenty of upgrades including: Tankless water heater, Air Conditioning, 2 separate Furnaces, Legal Basement suite and MORE! Park in the driveway or double attached garage and enter through the front door into a bright, well-laid-out main floor. The main floor features 9' ceilings, entry doors, and durable Luxury Vinyl Plank flooring throughout. The L-shaped kitchen is thoughtfully designed with a full-height cabinet wall for lots of storage and a central island positioned to take in views through the window wall while you cook. The perks continue with Quartz countertops, stainless steel appliances, a chimney-style hood fan, upgraded cabinetry, and a walk-through pantry that connects directly to the mudroom and double attached garage. From here, the space flows into the living room, anchored by a sleek electric fireplace, and into the dining area that opens directly to the backyard and deck. Take the party outside onto the back deck and into a private yard well-suited for summer BBQs, kids at play, and dog lovers. Finishing off the main-floor is a 2pc powder room & a WFH office or spare bedroom with a window that adds valuable versatility. Upstairs, the layout continues to impress with a spacious bonus room, 4 full bedrooms, and upper-level laundry & a combination that's sure to accommodate all of the family's changing needs over time. The primary bedroom is well-proportioned and includes a 5-piece ensuite with dual sinks, a deep soaker tub, a separate glass shower, & a walk-in closet. Three

additional bedrooms and a 4-piece main bathroom complete the upper level. The LEGAL 2 BEDROOM BASEMENT SUITE was run as a successful airbnb or can be used as a long term rental. This unit is completely separate including its' own entrance, kitchen, laundry and bathroom. Rockland Park is a beautiful new master-planned community that is built around green space and connectivity, with nearby parks, playgrounds, and direct access to the Bow River with walking/biking pathways & spectacular views! Or you can head down the street to Rockland Park Pond & the recently opened Rockland Park Community Hub! The Lodge is a 4,750 SQFT recreation facility, exclusive to all Rockland Park residents, equipped with an outdoor pool, Pickleball courts, a skating rink, fire-pits, playground and more. Quick access to the rest of the city is available through several nearby major roadways including Stoney Trail, Nose Hill Drive, & Trans-Canada Highway. Jumping in the car: Downtown is a 23 min drive (21.3KM), Airport is a 24 min drive (26.7KM), & Banff is a 1hr 12 min drive (118KM).