

# \$699,900 - 136 Rowmont Boulevard Nw, Calgary

MLS® #A2207926

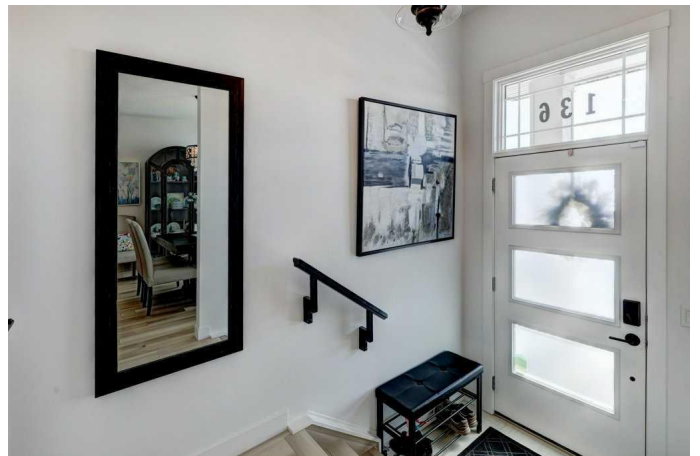
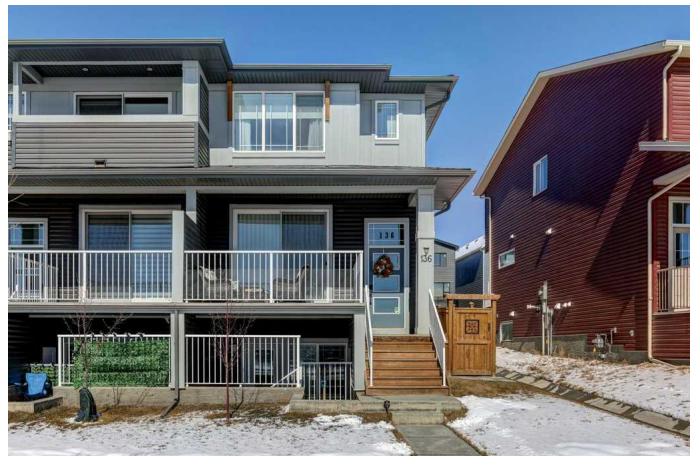
**\$699,900**

4 Bedroom, 4.00 Bathroom, 1,460 sqft

Residential on 0.08 Acres

Haskayne, Calgary, Alberta

One of Calgary's premiere NW communities welcome to Rockland Park in the new Haskayne subdivision! This community sits on top of a plateau that is 30 meters above the Bow River and complete with breath-taking mountain and valley views! Imagine waking up and being ready to enjoy the miles of serene walking paths, River walks and the community's parks, playgrounds, & green spaces. With plans for future schools, shopping, & easy access to major roadways. Rockland Park is designed for modern living while embracing the beauty of nature. Take advantage of the great homeowner's association that features daycare, pool and hot tub, Hockey rink, basketball and skate park, pickle ball court, and two recreation halls which can be rented for private functions. This spectacular 4 bedroom Brookfield Aspen semi detached home is professionally fenced exuding curb appeal with both a large balcony and a front hidden patio. Step inside the foyer and you are greeted into the bright modern open floor plan. The luxury vinyl plank flooring and neutral palette creates a sense of warmth and comfort. A built in decorative electric fireplace provides the ambiance for cozy evenings in the living room. Delightfully, the kitchen with its ample bright white cabinets, subway tile backsplash, quartz countertops and centre island create the perfect setup for entertaining and family living. Add in the up-graded stainless-steel appliances, recessed and pendant lights and your culinary



experience will come alive. The Elegant formal dining room features a chandelier above the table area and sliding doors that lead to the large South facing front balcony overlooking Rockland Park Pond, perfect for enjoying a morning coffee or unwinding with a glass of wine. A convenient 2-piece powder room completes this level. Upstairs are three generous bedrooms including the spacious master suite that includes a spa like 4-piece bathroom with a double vanity and an oversized shower plus a tremendous walk-in-closet with California closet organizers. Also on this upper level is another 4-piece bathroom and the convenience of the laundry room. The professionally finished walkout basement level features a family/ recreation room, a 4-piece bathroom and a 4th bedroom. Ideal for multi-generational living or as a beautiful and welcoming guest space. For your convenience there is another room that could be used as a bedroom/home office, hobby room or flex space. This tastefully appointed home has it all plus a Builder built double detached garage with smart opener. Rockland Park Community is designed for modern living with the natural beauty of nature in mind. Don't wait to make this your new home! Let the memories and journey begin.

Built in 2021

### **Essential Information**

MLS® #	A2207926
Price	\$699,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,460
Acres	0.08
Year Built	2021

Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	136 Rowmont Boulevard Nw
Subdivision	Haskayne
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 0H2

### Amenities

Amenities	Recreation Facilities
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Chandelier, Kitchen Island
Appliances	Dishwasher, Electric Stove, Garage Control(s), Garburator, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Other
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room, Decorative
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Up To Grade

### Exterior

Exterior Features	Balcony, Other
Lot Description	Back Yard, Front Yard, Landscaped
Roof	Asphalt Shingle
Construction	Mixed, Other
Foundation	Poured Concrete

### Additional Information

Date Listed	April 4th, 2025
Days on Market	41
Zoning	R-Gm
HOA Fees	600
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	RE/MAX House of Real Estate
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