

\$899,900 - 69 Royston Grove Nw, Calgary

MLS® #A2244626

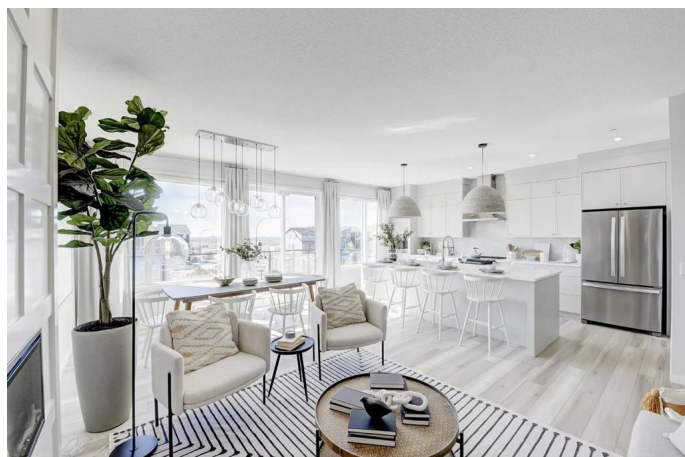
\$899,900

4 Bedroom, 3.00 Bathroom, 2,331 sqft

Residential on 0.08 Acres

Haskayne, Calgary, Alberta

Ready for possession September 2, 2025 | Step into the Lacombe model by Cedarglen Homes—a design that doesn't just meet expectations but quietly, confidently exceeds them. Nestled in the sought-after community of Rockland Park, this brand new residence invites you to experience modern family living with elegance, ease, and room to grow. From the moment you enter, you're greeted by wide-open sightlines, natural light, and warm luxury vinyl plank flooring that flows throughout the main floor. A spacious foyer welcomes you in, connecting you seamlessly to a versatile front flex room—ideal for a home office, creative studio, or cozy retreat for guests. Nearby, a thoughtfully placed mudroom & powder room offer convenience without compromise, with direct access to the double attached garage that keeps busy days effortlessly organized. At the heart of the home, the kitchen commands attention with two-toned cabinetry & loads of upgrades. Rich brown cabinetry contrasts beautifully against bright quartz countertops, while a central island invites casual breakfasts, late-night conversations, & everything in between. The open-concept layout keeps you connected to the great room, where you can gather around the electric fireplace, & to the rear dining nook with access to your backyard deck—ready for BBQs, sunset dinners, & morning coffee al fresco. Upstairs, the Lacombe truly delivers on functional luxury. Four generous bedrooms include a serene primary suite tucked quietly



at the back of the home. Here, you'll enjoy a private ensuite and a large walk-in closet designed to simplify your morning routine. A central bonus room acts as the perfect hub—whether it's movie night, homework central, or a space to simply unwind. The upper laundry room & spacious main bath ensure everyday life runs just a little more smoothly. And there's still more: a separate side entrance leads to an undeveloped basement with rough-ins for a future legal suite—opening the door to multi-generational living or investment potential (pending city permits and approval). Beyond your front door, Rockland Park is redefining what it means to live well. With 80 acres of park space, a future K-9 CBE school, and a vibrant 85,000 sq ft commercial village on the way, this is a neighbourhood designed for connection and convenience. Residents will enjoy exclusive access to a stunning homeowner association hub—complete with a pool, hot tub, fitness and recreation facility, outdoor amphitheatre, & year-round programming. This is more than a house—it's the foundation for the lifestyle you've been waiting for. Book your private tour today and take the first step toward calling this stunning home yours.

Built in 2025

Essential Information

MLS® #	A2244626
Price	\$899,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,331
Acres	0.08
Year Built	2025

Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	69 Royston Grove Nw
Subdivision	Haskayne
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 0M3

Amenities

Amenities	Clubhouse, Outdoor Pool, Party Room, Picnic Area, Playground, Racquet Courts, Recreation Facilities, Recreation Room, Pool
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Bathroom Rough-in, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)
Appliances	See Remarks
Heating	High Efficiency
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Cement Fiber Board
Foundation	Poured Concrete

Additional Information

Date Listed	August 1st, 2025
Days on Market	4
Zoning	R-G
HOA Fees	600
HOA Fees Freq.	ANN

Listing Details

Listing Office	Royal LePage Benchmark
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.