



## 260 Rowley Way Calgary Alberta

\$499,900

Enjoy breathtaking views of the city skyline, Canada Olympic Park (COP), the Bow River, and the valley from the kitchen, master bedroom, or third-floor bonus room, with the northwest-facing rooftop patio showcasing panoramic mountain views and offering a serene, private setting. The south-facing backyard provides spectacular vistas of COP, the valley, and the Bow River, creating a million-dollar view experience throughout the home. Nestled in a quiet, safe neighborhood with friendly neighbors, this home offers a peaceful living environment free from noise. Nearby, you'll find extensive walking and biking paths, a beautifully lit pond perfect for romantic night walks, and parks for children. Scenic viewpoints throughout the area present stunning views of the river, valley, and mountains. Additionally, the soon-to-be-completed HOA building will offer incredible amenities, including an underground pool, hot tub, ice rink, skating trail, pickleball court, fitness studio, cafe, and more. Inside, the home features an open-concept main level equipped with upgraded Samsung appliances, including a gas stove and microwave, as well as quartz countertops and a spacious island. Soft-close drawers and upgraded undermount sinks in both the kitchen and second-floor bathrooms, along with vanity drawers, enhance the home's luxurious feel. Vinyl plank flooring extends across the main, second, and third floors, and two parking spots, one titled and assessed at \$10,000, add further value. Stay comfortable year-round with air conditioning and enjoy ample lighting thanks to pot lights throughout the home. Stylish window coverings, including black out blinds in the bedrooms, and new curtains on the front window offer both privacy and elegance. Practical features include pantry storage next to the back door and under the stairs. The fenced-in, dog-friendly backyard backs onto a nature pa...

3pc Bathroom 2.13 M x 1.80 M

4pc Bathroom 2.13 M x 2.44 M

Bedroom 4.32 M x 3.02 M

Primary Bedroom 4.34 M x 4.93 M

Bonus Room 4.32 M x 5.18 M

2pc Bathroom 1.02 M x 2.16 M

Dining room 3.20 M x 3.99 M

Kitchen 33.91 M x 3.96 M

Living room 4.32 M x 4.06 M

Furnace .89 M x 3.99 M

Listing Presented By:



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**Mirror**

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