



## 6 Rowley Gardens Calgary Alberta

\$849,900

Discover your future home in the heart of Rockland Park, where contemporary elegance meets sustainable living! This extraordinary NET ZERO residence perfectly combines eco-conscious features with stylish design. With 2,243 square feet of thoughtfully designed living space, this 3-bedroom, 2.5-bathroom home is an epitome of modern luxury. Upon entering, you'll experience the inviting atmosphere of the open layout & sleek interior finishings. The main floor boasts a versatile flex room, ideal for a home office or a cozy reading nook. The heart of this home is the kitchen, featuring a walk-thru pantry & upgraded sustainable finishes. An appliance allowance of \$6000 will be provided so you can choose your dream appliances at the builder's supplier! Embrace eco-conscious living with the interior selections - laminate flooring that has low levels of emissions resulting in superior air quality, backsplash tiles that contain 40% recycled content, the kitchen perimeter cabinets are made of 88% renewable raw materials & more. You will find a stunning electric fireplace in the great room which adds warmth & sophistication, creating a welcoming space for you & your guests. The large deck off the nook extends the living space seamlessly to the backyard. Upstairs, a central bonus room becomes the hub for entertainment & relaxation. The primary suite, located at the back of the house, features a 5-piece ensuite with quartz counters, a soaker tub, a walk-in shower, & a generously sized walk-in closet. Two additional bedrooms, a 4-piece bathroom, flex space, & a convenient laundry room with linen storage complete the upper level. The basement is unfinished, awaiting your creative touch! This NET ZERO home not only prioritizes sustainability but also offers a contemporary & functional lifestyle. The double attached garage provides convenient parking, & the 14.985 KW solar panel syst...

Bonus Room 12.92 Ft x 13.17 Ft  
 Primary Bedroom 12.33 Ft x 17.92 Ft  
 Other 10.25 Ft x 7.00 Ft  
 Bedroom 8.58 Ft x 14.00 Ft  
 Bedroom 8.92 Ft x 15.25 Ft  
 Laundry room 10.25 Ft x 5.67 Ft

5pc Bathroom .00 Ft x .00 Ft  
 Living room/Dining room 22.83 Ft x 13.92 Ft  
 Kitchen 18.42 Ft x 12.00 Ft  
 Den 10.92 Ft x 8.08 Ft  
 Other 6.33 Ft x 7.33 Ft  
 2pc Bathroom .00 Ft x .00 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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