



# 13 Rowley Gardens Calgary Alberta

\$850,000

Step into the allure of this stunning 4-level split home, boasting over 2900 square feet of carefully curated living space. Experience the epitome of modern luxury in this impeccably maintained property that offers a spacious layout and high-end features. As you enter, the expansive foyer welcomes you with abundant storage, setting the tone for the practical and stylish design that flows throughout the home. Up a few steps to the open-concept living area, where the upgraded kitchen takes center stage. With cabinets reaching the ceiling, stainless steel appliances (electric cooktop, a chimney hood fan, built-in microwave and oven, refrigerator, and dishwasher) make this kitchen a haven for any chef. The large island seamlessly connects to the dining area, creating the perfect space for entertaining. The living room is a cozy retreat with a gas fireplace and access to the full-width deck, ideal for enjoying outdoor moments. On the second level, a spacious bonus room with vaulted ceilings awaits, featuring patio doors that lead to the front balcony. Additional storage and a versatile nook enhance the functionality of this space, making it perfect for a children's play area or a cozy pet corner. Venture to the upper level to discover the primary bedroom, complete with a beautiful 5-piece ensuite and a custom closet. Two more bedrooms and a main bath complete this level, while the laundry room, equipped with a sink, adds convenience to daily chores. The lower level is a retreat of its own, featuring a 4-piece bathroom, an additional bedroom with large windows, an office, and a bright rec room with expansive windows, creating a welcoming atmosphere. This home not only boasts beauty but also intelligence, with integrated smart home technology. Stay comfortable during those hotter months with air conditioning, and revel in the efficiency of a tankless hot water system. Loc...

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**RE/MAX REAL ESTATE  
(CENTRAL)**

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Bonus Room 15.42 Ft x 18.42 Ft

Family room 11.83 Ft x 20.58 Ft

Bedroom 9.08 Ft x 9.17 Ft

Office 8.00 Ft x 8.17 Ft

4pc Bathroom Measurements not available

Living room 12.00 Ft x 22.50 Ft

2pc Bathroom Measurements not available

4pc Bathroom Measurements not available

5pc Bathroom Measurements not available

Primary Bedroom 13.67 Ft x 13.67 Ft

Bedroom 9.75 Ft x 10.75 Ft

Bedroom 9.00 Ft x 10.58 Ft

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

Dining room 9.50 Ft x 13.33 Ft