



## 10 Rowley Park Calgary Alberta

\$1,049,000

This exceptional family home boasts over 3400 sq ft of living space and offers modern luxury with a fully self-contained LEGAL suite—complete with its own kitchen, STEAM shower, laundry, high-efficiency furnace, and electrical panel—perfect for rental income or multi-generational living. Designed for style and functionality, this home boasts oversized windows and doors, enhanced insulation, a full-sized deck for seamless indoor-outdoor living. Every detail has been carefully selected for superior quality and comfort. At the heart of the main level is a chef's kitchen, featuring full-height light blue cabinetry, an oversized quartz island, and premium stainless steel appliances. A walk-in pantry keeps everything organized, while the open layout flows into the spacious dining area and expansive great room with soaring ceilings, a cozy fireplace, and luxurious vinyl plank flooring. Open and tranquil access through the double patio doors to the large outdoor space which boasts outdoor speakers and a composite deck. The double attached garage offers tons of possibilities for additional storage with its vaulted ceilings. A mudroom and stylish powder room add convenience to this thoughtfully designed space. Upstairs, a versatile bonus room provides the perfect retreat, while the primary suite offers a spa-like ensuite with a soaking tub, custom-tiled shower, dual vanities, and a walk-in closet. Two additional bedrooms, a beautifully designed four-piece bathroom, and an upper-level laundry room complete the floor. Speakers are built in throughout the house adding to the functionality. The legal basement suite has never been used and is bright and spacious, featuring a large full kitchen, open-concept living and dining areas, a comfortable bedroom, and a sleek bathroom with steam shower—ideal for guests or rental income. With its prime location near the Bow River and...

Primary Bedroom 15.92 Ft x 14.08 Ft

Bedroom 11.75 Ft x 11.17 Ft

Bedroom 17.00 Ft x 13.42 Ft

Bonus Room 11.00 Ft x 17.25 Ft

3pc Bathroom .00 Ft x .00 Ft

4pc Bathroom Measurements not available

Kitchen 15.67 Ft x 11.33 Ft

Bedroom 11.58 Ft x 9.50 Ft

3pc Bathroom Measurements not available

Kitchen 20.83 Ft x 10.25 Ft

Living room 14.08 Ft x 14.83 Ft

Dining room 6.75 Ft x 18.50 Ft

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Listing Presented By:



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RE/MAX iRealty Innovations



**Real Estate Professionals Inc.**

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4pc Bathroom Measurements not available

Office 8.92 Ft x 10.75 Ft

Recreational, Games room 20.17 Ft x 17.83 Ft

2pc Bathroom .00 Ft x .00 Ft