



# 111 Royston Rise Calgary Alberta

\$799,900

IMMEDIATE POSSESSION - READY TO CALL HOME! - Welcome to 111 Royston Rise NW. Located in the heart of Rockland Park, this esteemed community boasts a 6,500 sq ft lifestyle center exclusively for residents, offering a remarkable range of amenities. Enjoy an outdoor pool, hot tub, playground, central fire pit, skating rink, amphitheater, and more—all designed to elevate your lifestyle. Residents also have easy access to Lynx Ridge and Valley Ridge golf courses and can explore 120 acres of scenic parks and pathways. This newly constructed Homes By Avi residence offers effortless and convenient living, boasting exquisite finishes, an airy open floor plan, and upgraded features throughout. As you step inside an abundance of natural light immediately captures your attention, showcasing the interconnected kitchen and spacious great room. The main floor creates an inviting and expansive living area centered around a showstopping 2-storey fireplace. The modern kitchen is a hub for entertainers, featuring stainless steel appliances, quartz countertops, ample storage, and a practical walkthrough pantry. Additionally, the main level hosts a versatile flex room providing flexibility to accommodate guests, family members, or serve as a convenient main floor office space—offering you multiple possibilities. Upstairs, you'll find 3 bedrooms, each with their own walk-in closet, and a generously sized central bonus room with tons of space to relax. The primary bedroom is a homeowners dream, complete with a luxurious 5-piece ensuite bathroom featuring a separate soaker tub and upgraded tile shower. A three piece bathroom and laundry room complete the upper floor, ensuring convenience for the entire family. The unfinished basement offers a separate entry with tall ceilings, holding immense potential for a future basement development. Whether you are looking for a multigenerational hom...

Bonus Room 12.17 Ft x 14.00 Ft

Primary Bedroom 14.00 Ft x 12.17 Ft

5pc Bathroom Measurements not available

Other Measurements not available

Laundry room Measurements not available

3pc Bathroom Measurements not available

Other Measurements not available

Den 9.00 Ft x 10.33 Ft

2pc Bathroom Measurements not available

Other Measurements not available

Pantry Measurements not available

Kitchen 13.50 Ft x 11.00 Ft

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

Listing Presented By:



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CIR REALTY



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Bedroom 11.08 Ft x 9.00 Ft

Other 10.00 Ft x 11.00 Ft

Other Measurements not available

Great room 15.50 Ft x 12.00 Ft

Bedroom 10.67 Ft x 12.00 Ft