



136 Rowmont Boulevard Calgary Alberta

\$729,900

One of Calgary's premiere NW communities welcome to Rockland Park in the new Haskayne subdivision! This community sits on top of a plateau that is 30 meters above the Bow River and complete with breath-taking mountain and valley views! Imagine waking up and being ready to enjoy the miles of serene walking paths, River walks and the community's parks, playgrounds, & green spaces. With plans for future schools, shopping, & easy access to major roadways. Rockland Park is designed for modern living while embracing the beauty of nature. Take advantage of the great homeowner's association that features daycare, pool and hot tub, Hockey rink, basketball and skate park, pickle ball court, and two recreation halls which can be rented for private functions. This spectacular Brookfield Aspen semi detached home is professionally fenced exuding curb appeal with both a large balcony and a front hidden patio. Step inside the foyer and you are greeted into the bright modern open floor plan. The luxury vinyl plank flooring and neutral palette creates a sense of warmth and comfort. A built in decorative electric fireplace provides the ambiance for cozy evenings in the living room. Delightfully, the kitchen with its ample bright white cabinets, subway tile backsplash, quartz countertops and centre island create the perfect setup for entertaining and family living. Add in the up-graded stainless-steel appliances, recessed and pendant lights and your culinary experience will come alive. The Elegant formal dining room features a chandelier above the table area and sliding doors that lead to the large South facing front balcony overlooking Rockland Park Pond, perfect for savouring a morning coffee or unwinding with a glass of wine. A convenient 2-piece powder room completes this level. Upstairs are three generous bedrooms including the spacious master suite that includes a spa lik...

Bedroom 11.42 M x 16.25 M

Bedroom 9.33 M x 9.50 M

Bedroom 9.33 M x 9.58 M

4pc Bathroom 4.83 M x 10.75 M

Other 9.33 M x 4.58 M

4pc Bathroom 7.17 M x 8.17 M

Recreational, Games room 16.00 M x 26.42 M

Furnace 7.08 M x 9.17 M

Foyer 4.92 M x 4.33 M

Living room 11.58 M x 11.92 M

Dining room 11.25 M x 10.50 M

Other 5.50 M x 9.00 M

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

Listing Presented By:



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Laundry room	3.08 M x 5.67 M	2pc Bathroom	5.00 M x 5.08 M
4pc Bathroom	4.92 M x 7.75 M	Other	12.08 M x 9.92 M
Office	10.67 M x 10.25 M	Kitchen	13.00 M x 15.42 M