



# 180 Rowmont Boulevard Calgary Alberta

\$699,000

**\*\*OPEN HOUSE - SATURDAY, JULY 5TH 2025 FROM 1-3PM \*\*** Welcome to your future home a beautifully upgraded 3 bed and 2.5 bath, 2019 Morrison built laned home offering over 1,500 sq. ft. of stylish, functional living space in one of Calgary's most vibrant, family-friendly communities. Step inside and fall in love with the \$20,000 upgraded kitchen, complete with quartz countertops, stainless steel appliances, and a walk-in pantry, perfect for hosting or cooking up your favourite meals. The open-concept layout flows seamlessly through the kitchen, dining, and living areas, creating a warm, inviting space for everyday life and entertaining. Upstairs, custom accent walls add a designer touch to the bedrooms, while enhanced soundproofing throughout the home ensures peace, privacy, and quiet comfort. Located directly across from the brand new HOA, you'll enjoy unbeatable access to summer ready amenities like a community pool, pickleball courts, basketball court (skating rink in winter), playground, and clubhouse all just steps from your front door. Outside, the freshly sodded yard is ready for backyard BBQs, family games, or simply soaking up the sun. And with immediate possession available, you can move in just in time to make the most of summer. The unfinished basement offers a blank canvas perfect for a storage, home gym, theatre, office, or extra bedroom. A rear parking pad completes this incredible package. Whether you're starting fresh or growing into your next chapter, this move-in-ready home delivers the upgraded features you want, the community you'll love, and the lifestyle you deserve. Don't wait, your summer starts here. (id:6769)

2pc Bathroom 4.58 Ft x 5.17 Ft  
Other 6.58 Ft x 5.08 Ft  
Living room 15.42 Ft x 14.58 Ft  
Dining room 7.58 Ft x 12.58 Ft  
Kitchen 12.17 Ft x 12.67 Ft  
Pantry 5.67 Ft x 4.92 Ft  
Other 6.08 Ft x 5.58 Ft  
Addition 17.17 Ft x 15.58 Ft

Bedroom 10.42 Ft x 9.00 Ft  
Primary Bedroom 12.00 Ft x 13.25 Ft  
Other 5.33 Ft x 4.67 Ft  
4pc Bathroom 8.25 Ft x 5.25 Ft  
3pc Bathroom 8.25 Ft x 5.25 Ft  
Laundry room 7.42 Ft x 5.25 Ft  
Bedroom 9.92 Ft x 9.42 Ft

Listing Presented By:



Originally Listed by:  
First Place Realty



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