



## 54 Royston Terrace Calgary Alberta

\$849,900

New Price! Stunning 4-Bedroom and 3 Full Bathroom Home in Award-Winning Rockland Park - The Hemsworth by Homes by Avi. Welcome to The Hemsworth--a thoughtfully designed 2082 sq. ft. front-drive single-family home nestled in Calgary's prestigious Northwest community of Rockland Park, known for its breathtaking views of the Bearspaw Bow River Reservoir and an abundance of natural beauty. This elegant home is packed with upscale features and family-friendly functionality. The open-concept main floor boasts an open-to-below great room with an upgraded gas fireplace, creating a warm and inviting focal point. While the great room and dining area both back on to the rear wall, the dining area boxes out, elevating the architectural interest of the space. A main floor bedroom with a full bath provides flexibility for guests or multi-generational living. The chef-inspired kitchen includes an L-shaped layout with built-in appliances, a striking chimney hood fan, quartz countertops, luxury vinyl plank (LVP) flooring, and an oversized island with seating for four. A walk-through pantry connects the mudroom and garage directly to the kitchen--ideal for unloading groceries with ease. Upstairs, a central bonus room provides separation and privacy between the spacious primary suite and the secondary bedrooms. Each bedroom features its own walk-in closet, with the larger of the children's bedrooms measuring an impressive 12' x 13'2". A convenient upper-floor laundry room adds everyday practicality. The primary retreat is a true sanctuary with a beautifully appointed ensuite featuring double vanities, a freestanding tub, a glass-enclosed shower with floor-to-ceiling tile, and direct access to a large walk-in closet--big enough to double as a dressing room. Other highlights include: Whole house water filtration system. Rear deck with gas line--perfect for summer barbecues. Dedicated r...

5pc Bathroom 8.67 Ft x 10.33 Ft  
4pc Bathroom 5.00 Ft x 8.25 Ft  
Primary Bedroom 12.17 Ft x 15.50 Ft  
Bedroom 9.00 Ft x 11.00 Ft  
Bedroom 12.00 Ft x 13.17 Ft  
Laundry room 5.00 Ft x 6.33 Ft

Bedroom 10.00 Ft x 10.75 Ft  
Dining room 10.92 Ft x 9.92 Ft  
Living room 12.00 Ft x 15.50 Ft  
Foyer 5.33 Ft x 5.42 Ft  
Kitchen 10.92 Ft x 15.92 Ft  
Other 5.50 Ft x 6.92 Ft

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Listing Presented By:



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3pc Bathroom 5.00 Ft x 7.92 Ft

Pantry 5.50 Ft x 6.75 Ft