



580 Rowmont Boulevard Calgary Alberta

\$719,900

IMMEDIATE POSSESSION | Discover lifestyle living in Rockland Park, Calgary's most exciting new NW community. This Columbia 18 model by Cedarglen Homes pairs timeless design with modern functionality--ideal for families, investors, or anyone looking for a home that blends everyday comfort with upscale style. Step inside and be welcomed by streams of natural light and a fluid open-concept floor plan. The kitchen makes an immediate statement with its rich dark grey cabinetry, bright white quartz countertops, and a striking upgraded textured backsplash that adds depth and character. Black hardware and accents bring a contemporary edge, while the oversized island provides both gathering space and practical prep area. With a \$9,800 appliance allowance, you'll have the freedom to customize the kitchen to perfectly match your culinary vision. The great room and dining nook flow seamlessly from the kitchen, creating an inviting setting for cozy nights in or lively weekends with friends. At the front of the home, a flexible main-floor room adapts easily to your lifestyle--whether that means a quiet office, a kids' play zone, or a creative studio. Upstairs, a central bonus room separates the bedrooms, giving everyone their own retreat while still offering a shared hub for family movie nights or homework sessions. The primary suite is designed as a private escape, complete with a spa-inspired ensuite featuring dual sinks, a walk-in shower, and a spacious walk-in closet. Two additional bedrooms, a stylish main bathroom, and a dedicated laundry room ensure everyday convenience for busy households. Downstairs, a fully legal 2-bedroom basement suite with its own entrance, kitchen, laundry, and bathroom opens the door to multi-generational living or a valuable income opportunity. Outside, enjoy summer evenings on your finished deck with a built-in gas line, and make the most of the...

Kitchen 12.25 Ft x 17.67 Ft
Dining room 11.58 Ft x 7.75 Ft
Living room 11.58 Ft x 14.92 Ft
Other 4.58 Ft x 9.50 Ft
2pc Bathroom .00 Ft x .00 Ft
Office 11.92 Ft x 9.25 Ft

Bedroom 8.25 Ft x 11.92 Ft
4pc Bathroom .00 Ft x .00 Ft
Primary Bedroom 11.67 Ft x 13.42 Ft
Bedroom 9.67 Ft x 11.50 Ft
4pc Bathroom .00 Ft x .00 Ft
Laundry room 3.42 Ft x 3.42 Ft

Listing Presented By:



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Bonus Room 12.75 Ft x 9.42 Ft
Laundry room 3.42 Ft x 5.92 Ft
4pc Bathroom .00 Ft x .00 Ft
Bedroom 8.25 Ft x 10.33 Ft

Bedroom 8.42 Ft x 12.42 Ft
Family room 12.67 Ft x 9.42 Ft
Kitchen 12.67 Ft x 8.42 Ft