



## 588 Rowmont Boulevard Calgary Alberta

\$729,900

IMMEDIATE POSSESSION AVAILABLE | Step into lifestyle living in Rockland Park, Calgary's newest NW gem. This Columbia 18 model by Cedarglen Homes is thoughtfully crafted for families, investors, or anyone seeking a home that blends elevated finishes with practical design—just minutes to pathways, playgrounds, and the Bow River Valley. The main floor welcomes you with bright, natural light and a seamless open-concept layout. At the heart of the home is a stunning kitchen featuring warm wood-tone cabinetry, sleek quartz countertops, and a designer tile backsplash. The oversized island provides plenty of prep space and seating for entertaining or busy mornings. With a \$9,000 appliance allowance, you can customize the kitchen to suit your style and needs. Just off the kitchen, the great room flows effortlessly into the dining area, creating a spacious setting for everyday living or weekend get-togethers. A front-facing flex room adds function to the main level—perfect for a home office, creative zone, or play space. Upstairs, a central bonus room creates separation between the three bedrooms while offering a cozy space for family movie nights or quiet reading time. The spacious primary retreat includes a beautifully appointed ensuite with dual vanities, a walk-in shower, and a generous walk-in closet. Two additional bedrooms, a stylish main bath, and a dedicated laundry room complete the upper floor with comfort and convenience. The lower level features a fully legal 2-bedroom basement suite with a separate entrance, its own kitchen, laundry, living area, and 4-piece bathroom—perfect for multi-generational living or as a mortgage helper. Enjoy summer evenings on your finished deck with built-in gas line and plan your dream yard with the included \$2,000 landscaping rebate. Set in one of Calgary's most desirable new communities, Rockland Park offers residents access to...

Other 4.58 Ft x 9.50 Ft

2pc Bathroom .00 Ft x .00 Ft

Living room 11.58 Ft x 13.58 Ft

Dining room 11.58 Ft x 9.17 Ft

Kitchen 12.25 Ft x 15.58 Ft

Office 11.83 Ft x 9.25 Ft

Bonus Room 12.75 Ft x 9.50 Ft

Primary Bedroom 11.67 Ft x 13.33 Ft

4pc Bathroom .00 Ft x .00 Ft

Bedroom 8.17 Ft x 12.33 Ft

Family room 12.58 Ft x 9.42 Ft

Other 12.58 Ft x 8.42 Ft

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Listing Presented By:



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**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca

Bedroom 8.25 Ft x 10.33 Ft

Bedroom 8.25 Ft x 11.92 Ft

Laundry room 3.42 Ft x 5.92 Ft

4pc Bathroom .00 Ft x .00 Ft

Laundry room 3.42 Ft x 3.42 Ft

Bedroom 9.67 Ft x 11.42 Ft

4pc Bathroom .00 Ft x .00 Ft