



## 595 Rowmont Boulevard Calgary Alberta

\$709,900

Ready for possession in April 2025! Welcome to the Acme 18 Model in the heart of Rockland Park! Step into this meticulously designed home by Cedarglen Homes, where every detail has been crafted to impress. The moment you enter, you'll be captivated by the high 9' ceilings, trendy luxury vinyl plank flooring, & a thoughtfully designed floor plan that maximizes both style and functionality. The main floor welcomes you with a spacious great room bathed in natural light from oversized windows - perfect for family gatherings or relaxing evenings. Adjacent to the great room is a versatile flex space w/ built in desk, ideal for a home office or creative retreat. The dining area flows seamlessly into the modern kitchen, featuring elegant off-white cabinetry, quartz countertops, an upgraded honeycomb tile backsplash, a water line to the fridge, & gas line to the stove. With a \$9,000 appliance allowance, you can select the appliances that best suit your lifestyle. Convenience is key on the main floor, with a mudroom complete with built-in bench & coat hooks, a 2-piece powder room, & access to your completed backyard deck featuring a built-in gas line--perfect for summer BBQs. The upper floor is designed for comfort & practicality. The primary bedroom is your personal retreat, offering ample space for king-sized furniture, a walk-in closet, and a luxurious ensuite with dual sinks, quartz countertops, & a walk-in shower. Two additional bedrooms, each with generous closet space, share a stylish 4-piece bathroom. The upstairs laundry room with linen shelving adds convenience, making daily tasks a breeze. What sets this home apart is the fully legal basement suite with its own private entrance. This exceptional space includes two bedrooms, a 4-piece bathroom, a modern kitchen, a cozy living area, & its own laundry facilities. Whether it's used for multigenerational living, rental...

Living room 11.58 Ft x 14.50 Ft

Dining room 11.83 Ft x 12.42 Ft

Kitchen 11.08 Ft x 13.00 Ft

Other 7.58 Ft x 5.00 Ft

2pc Bathroom Measurements not available

Breakfast 4.92 Ft x 4.92 Ft

Bedroom 8.08 Ft x 12.08 Ft

Bedroom 8.50 Ft x 11.33 Ft

4pc Bathroom Measurements not available

4pc Bathroom Measurements not available

Bedroom 8.17 Ft x 9.42 Ft

Great room 12.33 Ft x 7.17 Ft

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

Listing Presented By:



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Primary Bedroom 13.08 Ft x 11.67 Ft

4pc Bathroom Measurements not available

Laundry room 8.00 Ft x 5.50 Ft

Kitchen 13.00 Ft x 12.00 Ft

Bedroom 8.17 Ft x 8.83 Ft