



## 599 Rowmont Boulevard Calgary Alberta

\$739,900

Ready in April 2025! Welcome to your dream home in the vibrant community of Rockland Park. Imagine waking up in a home that effortlessly blends style, functionality, & endless possibilities. This stunning Columbia 18 model by Cedarglen Homes offers everything you've been searching for & more. From the moment you step through the door, you'll feel right at home. The main floor invites you into an open-concept space bathed in natural light, thanks to large windows that frame the bright & airy great room off the back of the home. Picture yourself preparing meals in the sleek, modern kitchen, featuring elegant cream coloured cabinetry, upgraded hardware, quartz countertops, & a stunning tile backsplash. The massive kitchen island is perfect for morning coffees or hosting friends. With a \$9,000 appliance allowance, you can hand-select the perfect appliances to complete your dream kitchen. A main floor flex space is located at the front of the house, offering the perfect office or play room. Upstairs, the central bonus room is a cozy haven, perfect for family movie nights or a quiet retreat to unwind after a busy day. The primary bedroom is a sanctuary of its own, with enough space for king-size furniture & a spa-inspired ensuite. Luxurious dual vanities, a walk-in shower, & spacious walk in closet. Two additional bedrooms, a stylish shared bathroom, and a convenient upstairs laundry room make this home as practical as it is beautiful. But wait, there's more--a fully legal basement suite sets this home apart. Complete with its own private entrance, this legal suite offers two bedrooms, a full 4pc bathroom, a modern L shaped kitchen, laundry, & a cozy living area. Whether you use it for multigenerational living, hosting guests, or as a potential income source, the possibilities are endless. Step outside to a southwest-facing backyard where you can picture summer BBQs on y...

Living room 12.25 Ft x 15.58 Ft

Kitchen 11.58 Ft x 17.08 Ft

Dining room 10.58 Ft x 11.17 Ft

2pc Bathroom Measurements not available

Den 11.17 Ft x 10.08 Ft

Other 9.50 Ft x 4.50 Ft

4pc Bathroom Measurements not available

Bedroom 8.25 Ft x 10.42 Ft

Bedroom 12.00 Ft x 8.25 Ft

4pc Bathroom Measurements not available

Bedroom 9.50 Ft x 11.67 Ft

Kitchen 12.42 Ft x 10.42 Ft

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

Listing Presented By:



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Primary Bedroom

13.50 Ft x 11.67 Ft

4pc Bathroom

Measurements not available

Bonus Room

8.92 Ft x 9.42 Ft

Dining room

12.42 Ft x 7.00 Ft

Bedroom

8.25 Ft x 12.42 Ft