



## 612 Rowmont Boulevard Calgary Alberta

\$729,900

**QUICK POSSESSION ALERT** | Where elevated design meets everyday ease, this is the home that will transform your routine into a retreat. Nestled in the dynamic and nature-rich community of Rockland Park, this Columbia 18 model by Cedarglen Homes is more than just a layout—it's a lifestyle. From the first step inside, you're welcomed by a sense of openness and warmth, as natural light floods the main living space, drawing you toward the expansive great room anchored at the back of the home. The heart of the home is the kitchen—crafted for connection and elevated with light cabinetry, striking quartz countertops, designer hardware, and a statement tile backsplash. Whether you're brewing coffee at the oversized island or entertaining guests for dinner, the space blends beauty and function seamlessly. Plus, with a \$9,000 appliance allowance, your kitchen can be tailored to match your personal style. Need a quiet space to work or play? A main floor flex room tucked at the front of the home offers just that—perfect as a home office, creative nook, or cozy playroom. Upstairs, the central bonus room brings the family together for movie marathons or game nights, while still offering a touch of separation between the bedrooms. The primary suite is your personal haven, spacious enough for king-sized furnishings and styled with a spa-inspired ensuite—complete with double vanities, a tiled walk-in shower, and a generous walk-in closet. Two additional bedrooms, a chic full bathroom, and a dedicated laundry room complete the upper level with both style and practicality. But the true standout? A fully legal 2-bedroom basement suite with its own entrance, kitchen, laundry, living space, and 4-piece bath—ideal for extended family, visitors, or as a smart income opportunity. Out back, a finished deck with built-in gas line sets the stage for effortless outdoor entertaining, and a \$...

Other 12.25 Ft x 17.67 Ft

Office 6.83 Ft x 11.83 Ft

Dining room 11.58 Ft x 8.67 Ft

Living room 14.25 Ft x 11.58 Ft

2pc Bathroom .00 Ft x .00 Ft

Other 4.58 Ft x 9.42 Ft

Bonus Room 9.42 Ft x 12.75 Ft

Primary Bedroom 13.42 Ft x 11.58 Ft

4pc Bathroom .00 Ft x .00 Ft

Kitchen 12.58 Ft x 8.42 Ft

Living room 12.58 Ft x 9.50 Ft

Bedroom 12.33 Ft x 8.50 Ft

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Listing Presented By:



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Bedroom	10.33 Ft x 8.25 Ft	Laundry room	3.42 Ft x 3.42 Ft
Bedroom	8.25 Ft x 11.92 Ft	Bedroom	9.75 Ft x 11.42 Ft
4pc Bathroom	.00 Ft x .00 Ft	4pc Bathroom	.00 Ft x .00 Ft
Laundry room	5.92 Ft x 3.42 Ft		