



78 Royston Park Calgary Alberta

\$819,900

An incredible opportunity to own a brand new home, the 'Carlisle II' in the desirable new community of Rockland Park with possession this Fall! This home is situated on a bright and sunny lot with a private west backyard. Featuring 4 bedrooms (3 up, 1 down), 3.5 bathrooms and two living spaces + a fully legal ONE BEDROOM basement suite, this property is perfect for investors, multi-generational living or those that want to decrease their costs by renting their basement! Built by Brookfield Residential, the Carlisle II model is a stunning home boasting over 1,800 square ft. of living space above grade. This open concept main floor has 9 ft. ceilings and extended height cabinets and a large island with a gourmet kitchen package including chimney hood fan and built-in oven + microwave. The main floor features a large great room with plenty of natural light and has an open concept design that is perfect for entertaining. Luxurious and resilient LVP flooring flows throughout the main level, making it perfect for those with children and pets. The main level is complete with a flex space that is perfect for a home office or children's play space with barn doors for privacy, and a 2 pc bathroom. The upper level features a central bonus room that separates the primary bedroom from secondary rooms. Enjoy the luxury of this large primary suite and a beautiful ensuite bathroom with dual sinks and a walk-in shower. Two more bedrooms, a full bathroom and upper level laundry room complete the second level. The basement has a fully legal one bedroom suite with a full kitchen (appliances included), dining / living area, bedroom, full bathroom and private laundry. The legal suite is accessed by its own private side entrance - completely self contained. This home is brand new and upgraded both inside and out with spindle railings, knockdown ceilings, 200 amp power, BBQ gas line and f...

Living room 9.50 Ft x 12.08 Ft

Dining room 8.00 Ft x 9.08 Ft

Bedroom 9.75 Ft x 11.92 Ft

4pc Bathroom .00 Ft x .00 Ft

Great room 18.83 Ft x 12.50 Ft

Dining room 10.25 Ft x 11.33 Ft

Other 8.17 Ft x 12.00 Ft

Bonus Room 12.83 Ft x 12.75 Ft

Primary Bedroom 13.58 Ft x 12.50 Ft

4pc Bathroom .00 Ft x .00 Ft

Bedroom 9.25 Ft x 11.58 Ft

Bedroom 9.33 Ft x 12.75 Ft

4pc Bathroom .00 Ft x .00 Ft

Laundry room .00 Ft x .00 Ft

Listing Presented By:



Originally Listed by:
Charles

<http://www.kevinfrench.ca/>



Real Estate Professionals Inc.

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

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

