

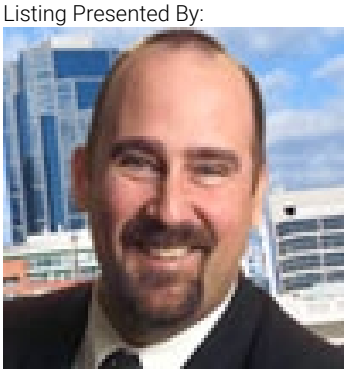
131 Royston Way Calgary Alberta

$569,900

PRICED TO SELL. Tucked into Rockland Park, this brand new home built by award winning Cedarglen Homes offers over 1500 sq ft of intentionally planned living including 3 bedrooms and 2.5 bathrooms, and peace of mind featuring the Alberta New Home Warranty Program. A covered porch and foyer lead into a main floor built for everyday life, with a BUILT-IN DESK AREA just off the entry that gives you a dedicated spot for work or homework without taking over the living space. From there, the great room anchors the main level and opens into a dining nook and kitchen finished with full-height two toned cabinetry, warm-toned accents, and a stunning backsplash tile that adds a quiet texture to the space. Stone countertops with subtle veining tie the kitchen together, while warm luxury vinyl plank flooring runs through the main living areas, complemented by plush neutral carpet upstairs for a softer feel underfoot. Just off the kitchen, a mudroom with a 2pc powder room keeps the daily routine organized, whether you're heading out the door or just getting home from it. The mud room offers direct access to a fully finished deck, a good spot for morning coffee or dinner outside during the summer months. Upstairs, the primary bedroom includes a walk-in closet and a private ensuite w/ DUAL UNDERMOUNT SINKS and a WALK-IN SHOWER. Two additional bedrooms share a 4pc bathroom, plus enjoy the convenience of UPPER FLOOR LAUNDRY so laundry day never means hauling baskets up & down stairs. Bathrooms throughout carry textured cabinetry, crisp white stone countertops, beautiful wall tile, and luxury vinyl tile flooring, striking a clean and cozy balance. The basement is undeveloped but offers a SIDE ENTRANCE making it easy to finish this space however you desire - legal suite possible (rough-ins completed - just need city approval & permits), rec room, home gym, etc. As a QUICK POSSESSION HO...

2pc Bathroom Measurements not available
Dining room 12.42 Ft x 12.33 Ft
Kitchen 11.83 Ft x 16.75 Ft
Living room 11.83 Ft x 14.33 Ft
Office 4.92 Ft x 4.92 Ft
4pc Bathroom Measurements not available
4pc Bathroom Measurements not available
Bedroom 8.00 Ft x 14.50 Ft
Bedroom 8.42 Ft x 12.08 Ft
Laundry room 8.00 Ft x 5.50 Ft
Primary Bedroom 11.58 Ft x 16.92 Ft

Listing Presented By:



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