



# 180 Rowmont Boulevard Calgary Alberta

\$730,000

\*\*\* OPEN HOUSE(S) - SATURDAY, NOVEMBER 23 FROM 2PM-5PM & SUNDAY, NOVEMBER 24 FROM 2PM-4PM\*\*\*\* Welcome to this beautifully upgraded 2019 MORRISON BUILT LANED HOME, where modern elegance meets incredible potential. Boasting over 1,500 sq. ft. of living space, this 3-bedroom, 2.5-bathroom home offers an open-concept floor plan that seamlessly connects the kitchen, dining, and living areas, making it perfect for both family gatherings and entertaining guests. The heart of the home is its stunning \$20,000 UPGRADED KITCHEN, featuring STAINLESS STEEL APPLIANCES, QUARTZ COUNTERTOPS, and a WALK-IN PANTRY—creating a space that is as functional as it is beautiful. CUSTOM MADE ACCENT WALLS in the bedrooms add a unique, personal touch, elevating the overall design and making each room feel special. Enjoy enhanced privacy and quiet thanks to GREAT SOUNDPROOFING throughout the home, allowing you to relax and unwind without distractions. LOCATED DIRECTLY IN FRONT OF THE NEWLY BUILT HOA, this home offers UNBEATABLE ACCESS to fantastic amenities, including a sparkling community pool, pickleball courts, a park, a skating rink, and a spacious clubhouse. Everything you need for outdoor recreation and social gatherings is right at your doorstep, making it easy to enjoy an active, connected lifestyle. This home also offers incredible potential with its clean slate basement, ready to be transformed into whatever you envision—a home theater, a gym, an office, or extra living space. Plus, with a convenient parking pad and ample storage, this property truly has it all. Perfect for families or those looking to grow into their next chapter, this home provides both the luxury of upgraded features and the opportunity to make it your own in a vibrant, family-friendly community. It's more than just a house—it's the foundation for your future. (id:6769)

2pc Bathroom 4.58 Ft x 5.17 Ft  
Other 6.58 Ft x 5.08 Ft  
Living room 15.42 Ft x 14.58 Ft  
Dining room 7.58 Ft x 12.58 Ft  
Kitchen 12.17 Ft x 12.67 Ft  
Pantry 5.67 Ft x 4.92 Ft

Bedroom 10.42 Ft x 9.00 Ft  
Primary Bedroom 12.00 Ft x 13.25 Ft  
Other 5.33 Ft x 4.67 Ft  
4pc Bathroom 8.25 Ft x 5.25 Ft  
3pc Bathroom 8.25 Ft x 5.25 Ft  
Laundry room 7.42 Ft x 5.25 Ft

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

Listing Presented By:



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First Place Realty

**RE/MAX Realty Professionals**

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Other 6.08 Ft x 5.58 Ft

Bedroom 9.92 Ft x 9.42 Ft

Addition 17.17 Ft x 15.58 Ft