



20 Rowley Common Calgary Alberta

\$928,888

OPEN HOUSE - SAT, MAR 14 @ 2-4:30PM DETACHED 2-STOREY WITH 4 BEDROOMS UP, MAIN-FLOOR OFFICE & LEGAL 2 BEDROOM SUITE IN ROCKLAND PARK! Welcome to Rockland Park, a BILD Award-winning NW BOW River community, where this 2022-built detached home offers 2,250+ SQFT of living space. This home has plenty of upgrades including: Tankless water heater, Air Conditioning, 2 separate Furnaces, Legal Basement suite and MORE! Park in the driveway or double attached garage and enter through the front door into a bright, well-laid-out main floor. The main floor features 9' ceilings, 8' entry doors, and durable Luxury Vinyl Plank flooring throughout. The L-shaped kitchen is thoughtfully designed with a full-height cabinet wall for lots of storage and a central island positioned to take in views through the window wall while you cook. The perks continue with Quartz countertops, stainless steel appliances, a chimney-style hood fan, upgraded cabinetry, and a walk-through pantry that connects directly to the mudroom and double attached garage. From here, the space flows into the living room, anchored by a sleek electric fireplace, and into the dining area that opens directly to the backyard and deck. Take the party outside onto the back deck and into a private yard well-suited for summer BBQs, kids at play, and dog lovers. Finishing off the main-floor is a 2pc powder room & a WFH office or spare bedroom with a window that adds valuable versatility. Upstairs, the layout continues to impress with a spacious bonus room, 4 full bedrooms, and upper-level laundry -- a combination that's sure to accommodate all of the family's changing needs over time. The primary bedroom is well-proportioned and includes a 5-piece ensuite with dual sinks, a deep soaker tub, a separate glass shower, & a walk-in closet. Three additional bedrooms and a 4-piece main bathroom complete the upper level. The LE...

Family room 13.25 Ft x 12.92 Ft

Primary Bedroom 18.00 Ft x 12.33 Ft

5pc Bathroom 12.25 Ft x 10.33 Ft

Other 7.08 Ft x 10.33 Ft

Bedroom 14.17 Ft x 8.67 Ft

Bedroom 13.17 Ft x 9.00 Ft

Bedroom 13.50 Ft x 8.42 Ft

3pc Bathroom 5.75 Ft x 12.00 Ft

Storage 8.08 Ft x 9.25 Ft

Furnace 7.92 Ft x 16.75 Ft

Living room 14.42 Ft x 15.08 Ft

Dining room 14.42 Ft x 8.00 Ft

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Listing Presented By:



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Bedroom 8.92 Ft x 9.75 Ft
4pc Bathroom 5.67 Ft x 10.25 Ft
Kitchen 13.17 Ft x 12.00 Ft
Bedroom 13.50 Ft x 14.92 Ft

Kitchen 12.25 Ft x 18.50 Ft
Office 8.17 Ft x 10.92 Ft
Other 7.33 Ft x 6.42 Ft