



## 73 Royston Grove Calgary Alberta

\$849,800

Welcome to the Robson 24 by Brookfield Residential - a stunning, move-in ready home that combines timeless design with modern functionality. Perfectly situated in the heart of Rockland Park, this home sits on a large lot offering additional space and privacy. Boasting nearly 2,300 sq. ft. of beautifully designed living space above grade, this home seamlessly blends open-concept living with thoughtful details throughout. The grand front foyer opens into a bright and airy main level featuring 9-foot ceilings, wide sightlines, and a natural flow between the living, dining, and kitchen areas. The gourmet kitchen is a chef's dream, complete with a built-in chimney hood fan, built-in microwave, and gas range - all framed by elegant full-height cabinetry, quartz countertops, and a large central island perfect for entertaining. The kitchen overlooks the inviting living room, where a central fireplace anchors the space and creates the perfect setting for cozy evenings. A wall of windows floods the home with natural light, highlighting the spacious dining area that opens to the sunny backyard. A large main-floor office space with a full bathroom provides incredible flexibility for multi-generational living, guests, or a dedicated home office. At the heart of the home, a signature curved staircase creates a striking architectural statement - an elevated design feature rarely seen in today's market. Natural wood and iron spindle railings lead to the upper level which opens to a central bonus room, intelligently separating the primary suite from the secondary bedrooms for optimal privacy. Vaulted ceilings in the primary bedroom create an open and spacious room that offers a luxurious 5-piece ensuite with a deep soaker tub, dual vanities, private water closet, walk-in shower with 10mm glass and an expansive walk-in closet. Two additional bedrooms, a full bathroom, and a spacious...

Great room 13.00 Ft x 13.83 Ft  
Dining room 9.83 Ft x 11.08 Ft  
Den 8.67 Ft x 10.83 Ft  
4pc Bathroom .00 Ft x .00 Ft  
Bonus Room 14.83 Ft x 13.92 Ft  
Primary Bedroom 12.67 Ft x 15.17 Ft

5pc Bathroom .00 Ft x .00 Ft  
Bedroom 8.92 Ft x 13.33 Ft  
Bedroom 9.17 Ft x 11.00 Ft  
4pc Bathroom .00 Ft x .00 Ft  
Laundry room .00 Ft x .00 Ft

Listing Presented By:



Originally Listed by:  
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