

**75 Royston Heath NW**  
**Calgary, Alberta**

**MLS # A2291564**



**\$920,000**

<b>Division:</b>	Haskayne		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,312 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Parking Pad		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Cleared, Front Yard		

<b>Heating:</b>	High Efficiency	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Walk-In Closet(s)

**Inclusions:** n/a

**WALKOUT BASEMENT | FACING THE PARK.** Welcome to this beautifully designed home in the highly sought-after community of Rockland Park, offering over 3,200 sq ft of thoughtfully planned living space, including a fully finished walkout basement. Perfectly positioned facing a park, this home offers both scenic views and enhanced privacy, while the south-facing backyard allows natural light to pour in throughout the day. The main floor showcases a spacious and functional layout, anchored by a large kitchen featuring ample cabinetry, a well size pantry, and seamless flow into the dining and living areas. The open-concept design is ideal for both everyday living and entertaining, complemented by expansive windows and access to the elevated balcony. Upstairs, you’ll find a well-balanced layout with a generous primary retreat complete with a 5-piece ensuite and walk-in closet, along with two well-sized secondary bedrooms. A bright bonus/family room open to below adds an airy, modern touch, while the convenient upper-level laundry enhances everyday functionality. The fully finished walkout basement extends your living space with a large recreation room, full bathroom, and direct access to the backyard, making it perfect for guests, a home gym, or additional entertainment space. Thoughtfully equipped for the future, this home includes valuable upgrades such as solar panel conduits, A/C rough-in, and a water softener. Combining an exceptional location, smart layout, and long-term efficiency, this is a rare opportunity to own a move-in ready home in one of Calgary’s most exciting and growing communities. Schedule a private showing today and come see it before it’s too late. Some photos are virtually staged.