

24 Royston Rise NW
Calgary, Alberta

MLS # A2304204



\$839,900

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|------------------|------------------------|---------------|------------------|
| Division: | Haskayne | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,212 sq.ft. | Age: | 2022 (4 yrs old) |
| Beds: | 4 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.08 Acre | | |
| Lot Feat: | Rectangular Lot | | |

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|--------------------|--|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Composite Siding, Vinyl Siding, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Bar, Bathroom Rough-in, Breakfast Bar, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recreation Facilities, Soaking Tub, Walk-In Closet(s)

Inclusions: n/a

NEW PRICE IMPROVEMENT! Now aggressively priced to be the most competitive deal in the neighborhood. Welcome to this custom-built masterpiece by Cedarglen Homes, perfectly situated on a beautifully landscaped lot with no neighbors to the South in the prestigious, award-winning community of Rockland Park. From the moment you arrive, the exceptional curb appeal, oversized garage, and thoughtful upgrades make a lasting impression. The sun-drenched main floor offers a spacious open-concept layout featuring luxury vinyl plank flooring, a dedicated flex space perfect for a home office, and a true walk-in pantry for ultimate convenience. The living and dining areas, anchored by a sleek electric fireplace, flow seamlessly into the chef-inspired kitchen which boasts a massive central island, upgraded appliances, a touch faucet, and stunning design details. Step outside through elegant California sliding doors to a show-stopping, oversized deck complete with a gas line and privacy wall—perfect for southeast-facing summer entertaining. Upstairs, the home continues to impress with a versatile bonus room, convenient upper-level laundry, and four generous bedrooms. The luxurious primary suite is a true retreat, featuring a massive walk-in closet and a deluxe ensuite with heated floors, dual vanities, a deep soaker tub, and a separate water closet. The lifestyle here is second to none as an award-winning, master-planned community. Future development plans include a new school and a vibrant commercial center right within the community, ensuring long-term value and convenience. You are already just a short walk from the incredible resident-only recreation center, pool, and zipline park. Plus, you’ll enjoy unparalleled access to nearby amenities including Costco, Home Depot, and a wide array of shops and restaurants.

With easy access to Stoney Trail and Highway 1, this property truly offers the perfect balance of lifestyle, luxury, and location.