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GRASSROOTS REALTY GROUP

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147 Royston Rise NW Calgary, Alberta

MLS # A2339140



$887,000

Division:	Haskayne		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,342 sq.ft.	**Age:**	2023 (3 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Wood Frame	**Zoning:**	R-G
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Built-in Features		

Inclusions: N/A

OPEN HOUSE - SEP.19th (2-4PM) OVER $30,000 IN LANDSCAPING | RARE PLAYGROUND ZONE LOT | OVERSIZED DECK | CENTRAL A/C | DOWNTOWN & ROCKY MOUNTAIN VIEWS | NO DIRECT FRONT-FACING NEIGHBOURS Welcome to this beautifully upgraded Jefferson by Homes by Avi in the highly sought-after community of Rockland Park. This popular floor plan offers thoughtful design, premium upgrades, beautiful views, and an unbeatable location. The bright main floor features large floor-to-ceiling windows and a versatile Den that can be used as a home office or converted into a bedroom. The upgraded gourmet kitchen offers full-height cabinetry, a gas cooktop, upgraded refrigerator, and premium FOTILE range hood. Over $30,000 has been invested in outdoor upgrades, including professional landscaping, premium paving stones, and an oversized backyard deck, perfect for outdoor dining and summer gatherings. Upstairs, enjoy beautiful views of COP, Downtown Calgary, and the Rocky Mountains. With no direct front-facing neighbours and the home overlooking another property’s backyard, this lot offers a rare sense of openness and privacy. Additional features include central air conditioning and a water softener. Located within a Playground Zone, with a greenspace and playground just steps away, this home is ideal for families. Rockland Park’s impressive amenity centre and recreational facilities are also nearby, along with shopping, schools, restaurants, and everyday amenities. Homes like this don’t come along often. Call your favourite realtor today to book your private showing!

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