

96 Rowmont Heath NW Calgary, Alberta

MLS # A2342347



\$819,800

Division:	Haskayne		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,066 sq.ft.	Age:	2024 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Tankless Hot Water, Walk-In Closet(s)		

Inclusions: N/A

3 Bedrooms | 2.5 Bathrooms | 2,066 Sq. Ft. | Cedarglen Homes Parkland SSY 24 | Main Floor Office | Upper Bonus Room | 9 ft Basement | Separate Side Entrance

Welcome to 96 Rowmont Heath NW, a beautifully upgraded Parkland SSY 24 by Cedarglen Homes, located in the sought-after community of Rockland Park. Offering 2,066 sq. ft. above grade, this bright and thoughtfully designed home combines a functional family layout with plenty of upgrades throughout. The main floor features 9 ft ceilings, an open-concept living and dining area, and a private office/flex room with double doors. The kitchen is finished with neutral-coloured cabinetry, full-height cabinets to the ceiling, stone countertops, a chimney-style hood fan, and soft-close cabinetry, creating a clean and modern space for everyday living. Additional windows throughout the stairwell and entrance bring in even more natural light. Upstairs offers three bedrooms, a spacious bonus room, full bathroom, and convenient laundry room. The primary suite features a walk-in closet and private ensuite with dual sinks. The basement is ready for future development with 9 ft ceilings, a separate side entrance, three-piece bathroom rough-in, and two enlarged 60" x 36" windows. Additional features include triple-pane windows, a tankless water heater, 200 AMP electrical service, Hardie siding on portions of the exterior, TV backing and electrical in the living room, and a gas line for the BBQ. Outside, enjoy the 16' x 12' deck, completed fencing, and landscaped yard. With a versatile floor plan, thoughtful upgrades, and a great location in Rockland Park, this home is move-in ready with plenty of room to grow.