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96 Rowmont Heath NW
Calgary, Alberta

MLS # A2342347



$799,000

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

Outstanding Value for a 2024-Built Home in Rockland Park! Move-In Ready with a Deck and Fenced Yard 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. The location adds even more to the appeal, with the home positioned just minutes from both the main entrance and secondary access into Rockland Park. The community lake, parks, pool,

pathways, and Homeowners Association are all within an easy walk, offering plenty of opportunities to enjoy the outdoors. With convenient access to major routes, getting around Calgary or heading west toward the Rocky Mountains is easy, while everything Rockland Park has to offer remains close by. With a versatile floor plan, thoughtful upgrades, and a convenient location, this home is move-in ready with plenty of room to grow.

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