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77 Royston Gardens NW
Calgary, Alberta

MLS # A2352770

$899,900

Division:	Haskayne		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,234 sq.ft.	**Age:**	2026 (0 yrs old)
Beds:	4	**Baths:**	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Front Yard, Interior Lot, Private, Rectangular Lot		

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

Features: Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: None

Welcome to 77 Royston Gardens NW, a stunning Purcell 24 plan by Brookfield Residential, located in the sought-after community of Rockland Park. This exceptional residence offers nearly 3,000 sq. ft. of developed living space, including 4 bedrooms, 3.5 bathrooms, a fully developed basement, and a double attached garage. With a spacious open-concept layout and an impressive collection of upgrades throughout, this home delivers the perfect combination of modern sophistication and everyday functionality. The main level welcomes you with an inviting open-concept design, where the kitchen, dining area, and great room flow seamlessly together. The beautifully appointed kitchen features full-height cabinetry, upgraded appliances, a sleek chimney-style hood fan, a large central island with seating, and a convenient walk-in pantry. The adjoining dining area offers plenty of room for family meals and entertaining, while the expansive great room is anchored by a contemporary fireplace, creating a warm and welcoming atmosphere. Oversized sliding patio doors bring an abundance of natural light while providing convenient access to the outdoors. A functional mudroom, additional storage, and a powder room complete this thoughtfully designed level. On the upper level, the home features a spacious central bonus room, offering an ideal setting for a children's play area or a second living space. The primary bedroom provides a private retreat, complete with a walk-in closet and a beautifully upgraded 5-piece ensuite. The ensuite showcases a freestanding soaking tub, dual vanities, a full-height tiled shower with a built-in niche and glass enclosure, and an enclosed water closet. Two additional bedrooms, a full bathroom, and a dedicated laundry room with included Whirlpool washer and dryer complete the upper level. The fully developed basement adds versatility with a

fourth bedroom, full bathroom, spacious recreation room, and dedicated games area. Whether used for entertaining or creating additional space for a growing family, this level provides plenty of room to accommodate a variety of lifestyles. Completing this property is a private double attached garage, a BBQ gas line rough-in, and a thoughtfully designed layout that maximizes both comfort and functionality. Designed with Brookfield’s Healthier Homes features, this home offers a thoughtfully enhanced living environment with a reverse osmosis water filtration system, advanced radon mitigation, a high-efficiency furnace equipped with an antibacterial UV light and carbon filtration, and low-VOC building materials throughout. Located in Rockland Park, residents can enjoy a growing northwest Calgary community surrounded by natural beauty, parks, pathways, and convenient access to everyday amenities. Backed by Brookfield Residential's builder warranty and Alberta New Home Warranty coverage, this exceptional home offers an exciting opportunity to enjoy brand-new living in one of Calgary's most desirable developing communities.

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