

\$850,000 - 108 Rowmont Heath Nw, Calgary

MLS® #A2227728

\$850,000

4 Bedroom, 3.00 Bathroom, 2,300 sqft

Residential on 0.08 Acres

Haskayne, Calgary, Alberta

OPEN HOUSE THIS SATURDAY, JUNE 7TH 3-5PM! Welcome to 108 Rowmont Heath NW – an exceptionally well-maintained Cedarglen Homes Elbow SSY 24 model in the vibrant new community of Rockland Park. Thoughtfully designed and lightly lived in, this home offers 2,300 sq ft of stylish, functional living space and still feels brand new – with no wait required. The main floor is bright and welcoming with 9'™ ceilings, wide-plank flooring, and an open-concept layout. At the heart of the home is a modern kitchen with two-tone cabinetry, quartz countertops, a subway tile backsplash, stainless steel appliances, and a large island with room to gather, prep, or pull up a few stools for casual dining. A walk-through pantry connects the kitchen to the mudroom and attached garage for everyday convenience. The open living and dining areas feature large windows with custom window coverings and a sleek gas fireplace – perfect for relaxing or entertaining. A main floor bedroom and full 3-piece bath offer rare and flexible functionality – ideal for multi-generational living, extended guests, or a private office setup with its own bathroom. Upstairs, a spacious bonus room creates the perfect hangout zone or play area. The serene primary suite includes a walk-in closet and a spa-like ensuite with dual vanities, a deep soaker tub, and a fully tiled glass shower. Two additional bedrooms – both with walk-in closets – share a full 4-piece bathroom with dual sinks, and a convenient



upper laundry room completes the level. Additional features include tankless on-demand hot water, an undeveloped basement thatâ€™s well laid out and full of potential, and a spacious backyard that offers a blank canvas for landscaping, gardening, or future outdoor living. Located in family-friendly Rockland Park, youâ€™ll love the access to parks, pathways, Stoney Trail, and the upcoming HOA recreation centre with a pool, clubhouse, ice rink, and more. Best of all, this home is priced below what it would cost to build today â€” and comes with the remaining Alberta New Home Warranty for total peace of mind.

Built in 2023

Essential Information

MLS® #	A2227728
Price	\$850,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,300
Acres	0.08
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	108 Rowmont Heath Nw
Subdivision	Haskayne
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 0H8

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Stone Counters, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Back Yard, Front Yard, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 5th, 2025
Days on Market	3
Zoning	R-G
HOA Fees	760
HOA Fees Freq.	ANN

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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