

# \$639,000 - 176 Rowmont Boulevard Nw, Calgary

MLS® #A2234158

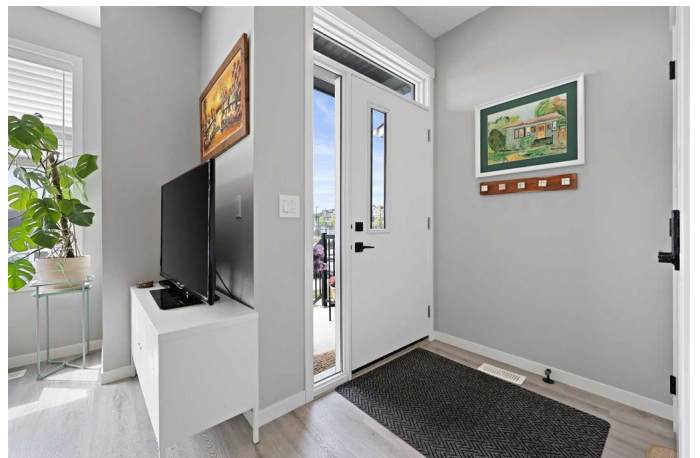
**\$639,000**

3 Bedroom, 3.00 Bathroom, 1,338 sqft

Residential on 0.06 Acres

Haskayne, Calgary, Alberta

Here it is! What you've been waiting for... Better than new!! This wonderful, bright and sunny, open concept, lane home (built by Morrison Homes) overlooks the "The Lodge". Rockland Park's phenomenal recreation facility. With views of the pool and pond, this family home is only steps away from this playground paradise. Practical, open concept floor plan, with upgraded 2 tone Navy and White cabinets, built-in coffee station and upgraded appliances including gas range, dishwasher and washer/dryer. Beautiful tile work throughout and includes stunning black hardware accents, this modern home is family perfect and shows PRIDE OF OWNERSHIP. The upstairs accommodates the convenience of laundry, a roomy primary bedroom and modern 4 piece ensuite and walk-in closet. Two other bedrooms and a 4 pc bath complete the upper level. The basement comes with rough-in plumbing for future development. The property is fully landscaped and you'll find a front yard patio to enjoy the south sun (with views of the park) and a back deck with gas line for summer BBQ's. There's also an impressive stone retaining wall and planters with upper patio and parking pad for 2 vehicles, (ready to build a double detached garage off the paved back lane). The fabulous community of Rockland Park sides onto the wonderful Bow River and amenities include a community centre and courtyard, pool and hot tub, tennis (pickleball) courts, fitness area, basketball, skating rink (skate park), BBQ, fire



pit and picnic area, walking and biking trails, playground and pond. A future K-9 CBE school and a large commercial hub is planned.

This wonderful home is move-in ready. See it... love it!

Built in 2021

### Essential Information

MLS® #	A2234158
Price	\$639,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,338
Acres	0.06
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	176 Rowmont Boulevard Nw
Subdivision	Haskayne
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 0H3

### Amenities

Amenities	Clubhouse, Park, Playground, Outdoor Pool, Picnic Area, Party Room, Racquet Courts, Recreation Facilities, Spa/Hot Tub
Parking Spaces	2
Parking	Parking Pad

### Interior

Interior Features	Bathroom Rough-in, Kitchen Island, No Animal Home, No Smoking
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	Home, Quartz Counters, Low Flow Plumbing Fixtures
Appliances	Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Views, Zero Lot Line
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 26th, 2025
Days on Market	5
Zoning	R-Gm
HOA Fees	759
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Real Estate Professionals Inc.
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