

# \$749,900 - 584 Rowmont Boulevard Nw, Calgary

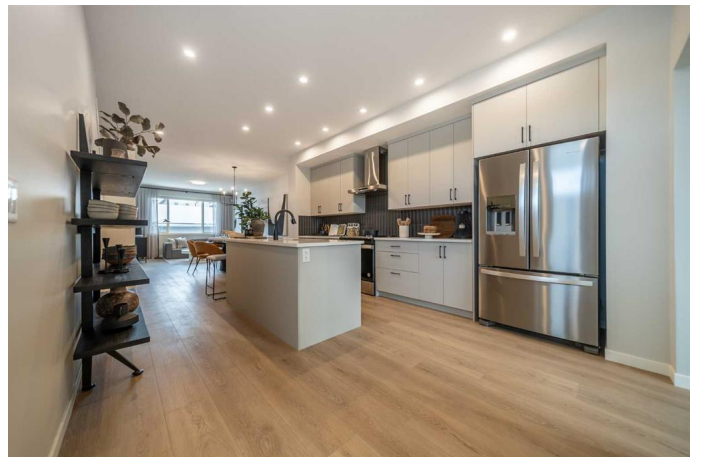
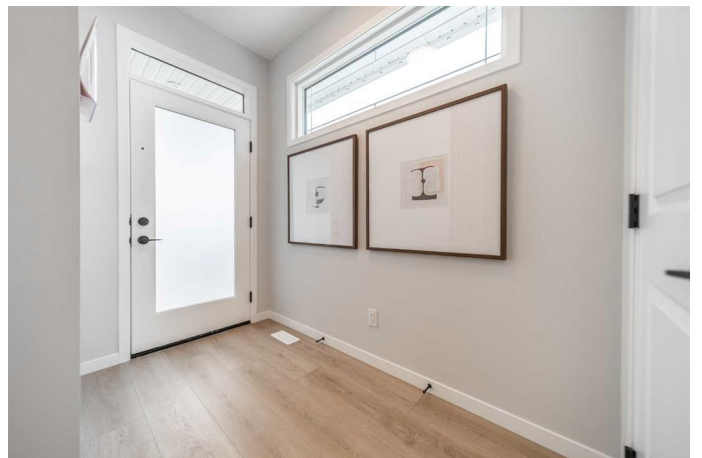
MLS® #A2213451

**\$749,900**

5 Bedroom, 4.00 Bathroom, 1,828 sqft  
Residential on 0.06 Acres

Haskayne, Calgary, Alberta

READY FOR POSSESSION MAY 29, 2025 |  
Where elevated design meets everyday ease, this is the home that will transform your routine into a retreat. Nestled in the dynamic and nature-rich community of Rockland Park, this Columbia 18 model by Cedarglen Homes is more than just a layout—it's a lifestyle. From the first step inside, you're welcomed by a sense of openness and warmth, as natural light floods the main living space, drawing you toward the expansive great room anchored at the back of the home. The heart of the home is the kitchen—crafted for connection and elevated with light cabinetry, striking quartz countertops, designer hardware, and a statement tile backsplash. Whether you're brewing coffee at the oversized island or entertaining guests for dinner, the space blends beauty and function seamlessly. Plus, with a \$9,000 appliance allowance, your kitchen can be tailored to match your personal style. Need a quiet space to work or play? A main floor flex room tucked at the front of the home offers just that—perfect as a home office, creative nook, or cozy playroom. Upstairs, the central bonus room brings the family together for movie marathons or game nights, while still offering a touch of separation between the bedrooms. The primary suite is your personal haven, spacious enough for king-sized furnishings and styled with a spa-inspired ensuite—complete with double vanities, a tiled walk-in shower, and a generous walk-in



closet. Two additional bedrooms, a chic full bathroom, and a dedicated laundry room complete the upper level with both style and practicality. But the true standout? A fully legal 2-bedroom basement suite with its own entrance, kitchen, laundry, living space, and 4-piece bath—ideal for extended family, visitors, or as a smart income opportunity. Out back, a finished deck with built-in gas line sets the stage for effortless outdoor entertaining, and a \$1,000 landscaping rebate helps you create the backyard of your dreams. Set within one of Calgary’s most exciting new NW communities, Rockland Park offers more than curb appeal—it delivers connection. Scenic pathways, playgrounds, parks, and views of the Bow River Valley offer moments of natural beauty, while future schools, shopping, and easy access to major routes ensure convenience is always within reach. This isn’t just a home—it’s the foundation for your next chapter. Make it yours before someone else does. Please note: Photos are from a different property, and the interior finishes are different. Please refer to the last photo for specific interior selections for this home.

Built in 2024

### Essential Information

MLS® #	A2213451
Price	\$749,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,828
Acres	0.06
Year Built	2024
Type	Residential

Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	584 Rowmont Boulevard Nw
Subdivision	Haskayne
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 0L6

### **Amenities**

Amenities	Clubhouse, Recreation Facilities, Outdoor Pool
Parking Spaces	2
Parking	Alley Access, Off Street, Parking Pad

### **Interior**

Interior Features	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)
Appliances	See Remarks
Heating	High Efficiency, Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### **Exterior**

Exterior Features	BBQ gas line
Lot Description	Back Lane, Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 21st, 2025
Days on Market	1
Zoning	R-Gm
HOA Fees	600

HOA Fees Freq. ANN

## **Listing Details**

Listing Office Royal LePage Benchmark

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