

# \$739,900 - 32 Rowmont Common Nw, Calgary

MLS® #A2201121

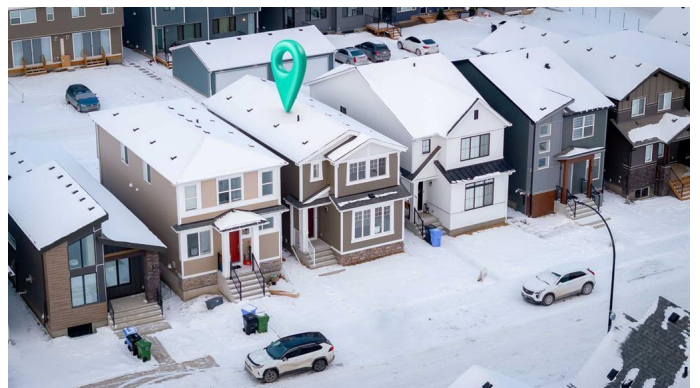
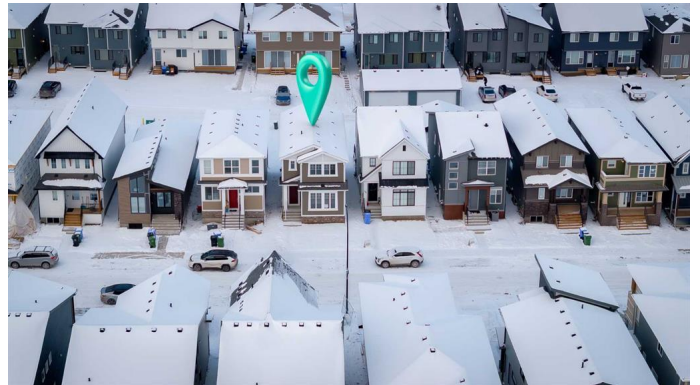
**\$739,900**

4 Bedroom, 3.00 Bathroom, 1,749 sqft

Residential on 0.06 Acres

Haskayne, Calgary, Alberta

Welcome to 32 Rowmont Common NW, a stunning brand-new, never-lived-in home in the prestigious master-planned community of Rockland Park! This beautifully designed 2-storey detached home offers over 1,700 sq. ft. of thoughtfully crafted living space, featuring 4 bedrooms and 3 full bathrooms. The main floor boasts an open-concept layout with 9-ft ceilings, luxury vinyl plank flooring, and a stylish kitchen complete with quartz countertops, built-in stainless steel appliances, and a convenient mudroom with a built-in bench. A main-floor bedroom and full 4-piece bathroom provide added flexibility for guests or multi-generational living. Upstairs, enjoy spacious bedrooms and modern finishes throughout. The unfinished basement features a private side entry, high ceilings, plumbing rough-in, and two large windows offering incredible potential for future development. This home comes with full builder warranty for peace of mind. Nestled in Rockland Park, one of Calgary's most exciting new communities, this home offers access to incredible future amenities, including a private homeowners' association clubhouse with an outdoor pool, hot tub, fitness center, and social spaces. Enjoy 40+ acres of parks and green spaces, scenic Bow River pathways, and convenient access to Stoney Trail, Crowchild Trail, and nearby shopping and dining options. With top-rated schools, recreational facilities, and a true connection to nature, Rockland Park is designed for modern living with a



strong sense of community. Don't miss this opportunity"book your showing today!

Built in 2025

Essential Information

MLS® #	A2201121
Price	\$739,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,749
Acres	0.06
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	32 Rowmont Common Nw
Subdivision	Haskayne
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L0L3

Amenities

Amenities	Clubhouse, Spa/Hot Tub, Outdoor Pool
Parking Spaces	2
Parking	Alley Access, Gravel Driveway, Off Street, Parking Pad, Rear Drive, On Street, Unpaved

Interior

Interior Features	Built-in Features, Chandelier, Closet Organizers, French Door, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s), Bathroom Rough-in, Low Flow Plumbing Fixtures, Master Downstairs
Appliances	Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator,

	Washer/Dryer
Heating	Central, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Decorative, Electric, Family Room
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished, Walk-Up To Grade

## Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Front Yard, Interior Lot, Lawn, Standard Shaped Lot, Zero Lot Line
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 10th, 2025
Days on Market	42
Zoning	R-G
HOA Fees	60
HOA Fees Freq.	MON

## Listing Details

Listing Office	Royal LePage METRO
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