

33 Royston Grove NW
Calgary, Alberta

MLS # A2262825

\$849,900

Division:	Haskayne		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,353 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Front Yard, Interior Lot, Pie Shaped Lot, Sloped, Zero Lot Line		

Heating:	High Efficiency, Forced Air, Humidity Control, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Separate/Exterior Entry, Unfinished	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Chandelier, Double Vanity, French Door, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Walk-In Closet(s), Wired for Data		
Inclusions:	N/A		

SOME HOMES DON'T JUST CHECK BOXES—THEY REWRITE WHAT "MOVE-IN READY" SHOULD MEAN. Welcome to 33 Royston Grove NW, where the Jefferson model from Homes by Avi proves you can build for comfort and conscience in the same breath. Tucked inside Rockland Park—a community rooted in sustainability and connection—this home feels calm, grounded, and quietly ahead of its time. The main floor opens with a FLEX ROOM right off the foyer—ready to moonlight as an office, library, or the spot where backpacks go to disappear. The kitchen takes centre stage, anchored between the front and back of the home so everyday traffic moves without collision. It's equipped with a 30" GAS COOKTOP, WALL OVEN, BUILT-IN MICROWAVE, and CHIMNEY HOOD FAN. QUARTZ COUNTERS, a SILGRANIT UNDERMOUNT SINK, and 50" UPPER CABINETS keep the look crisp and clutter-free, while the dining nook connects to an 11' x 10' REAR DECK through an upgraded three-panel patio door. The great room's FIREPLACE FEATURE WALL pulls the whole main floor together—a little drama, a lot of comfort. Upstairs, a bonus room gives the household breathing room between the PRIMARY RETREAT and two secondary bedrooms. The ensuite earns its upgrades with a SOAKER TUB, GLASS-AND-TILE SHOWER, DUAL-SINK VANITY, and a WALK-IN CLOSET big enough to end the seasonal rotation ritual. Both secondary bedrooms have their own walk-in closets, and the UPPER LAUNDRY ROOM includes a folding counter—because piles happen. The unfinished basement with 9' FOUNDATION WALLS and SEPARATE SIDE ENTRY is ready for whatever version of "next" comes along. Built for the long game, this home

layers its durability and efficiency from the inside out: UPGRADED JAMES HARDIE SIDING, R-19 BASEMENT INSULATION, R-50 ATTIC, SOLAR ROUGH-IN CONDUIT, and EV CHARGER ROUGH-IN all contribute to its BUILD GREEN REGISTRATION and future-proof credentials. Rockland Park isn't just another new northwest community—it's Calgary's first MASTER-PLANNED WELLNESS COMMUNITY, built around connection to nature and long-term sustainability. Tree-lined streets lead to a PRIVATE RESIDENTS' CLUBHOUSE with a POOL, FITNESS CENTRE, and event spaces, and a network of pathways, playgrounds, and scenic lookouts ties it all together. It's a community where sustainability isn't a slogan—it's a standard. It's not just about living well—it's about living smart, in a home that gets the assignment. • PLEASE NOTE: Photos are of a DIFFERENT Spec Home of the same model — fit and finish may differ. Interior selections and floorplans shown in photos.