

11 Rowmont Gardens NW
Calgary, Alberta

MLS # A2268052

\$1,500,000

Division:	Haskayne		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,427 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Backs on to Park/Green Space, Corner Lot, No Neighbours Behind		

Heating:	High Efficiency, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Stone Counters, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar		
Inclusions:	Garage Door Opener		

(OPEN HOUSE NOV 1ST & 2ND 11-3PM) Step into 11 Rowmont Gardens NW, a stunning 2025 estate home nestled in the prestigious Rockland Park community, built by award-winning Morrison Homes. Blending sophistication with modern luxury, this residence showcases soaring open-to-below ceilings, expansive windows, and meticulously curated designer finishes that create a warm and inviting atmosphere—perfect for both family living and elegant entertaining. The open-concept main floor flows seamlessly from one space to the next, featuring a versatile flex room with elegant glass accents, perfect for a home office, playroom, or formal sitting area. The chef-inspired kitchen impresses with custom cabinetry, quartz countertops, built-in premium appliances, and a large central island with bar seating. Full-height cabinets and a spacious walk-in pantry combine functionality and style, ideal for any culinary enthusiast. Luxury vinyl plank flooring, designer tilework, and statement lighting enhance every detail, while the open-to-below living room adds a dramatic sense of grandeur, openness, and natural light. Upstairs, the primary suite serves as a private retreat, complete with a spa-inspired five-piece ensuite featuring a soaking tub, tiled walk-in shower, dual vanities, and a walk-through closet. Two additional bedrooms provide ample space and storage, while the loft-style bonus room overlooking the open-to-below living area offers a versatile space for family gatherings, study, or relaxation. The fully developed basement extends the home's refined design, boasting 9-ft ceilings, a wet bar with beverage center, a recreation area, a fourth bedroom, and a full bathroom, along with generous storage in the large utility room. Residents of Rockland Park enjoy exclusive access to a state-of-the-art community center, featuring an outdoor pool,

hot tub, sport courts, playground, and beautiful gathering spaces—all designed to enhance the vibrant, family-friendly lifestyle this sought-after community is known for. Backing onto open green space and scenic walking paths, this exceptional property perfectly balances tranquility and connectivity. With 4 bedrooms, 4 bathrooms, dual furnaces, two built-in A/C units, a 75-gallon water softener hot water tank, an oversized double garage, a builder's warranty, and a \$1,000 certificate for landscaping of your choice, over 250k of premium upgrades every element has been thoughtfully crafted for comfort, performance, and peace of mind. Experience elevated living in a home that embodies style, space, and sophistication—book your private tour today to discover the unmatched beauty of 11 Rowmont Gardens NW.