

10 Rodelle Common NW
Calgary, Alberta

MLS # A2282652



\$974,900

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

****OPEN HOUSE SUNDAY CANCELLED**** This BRAND-NEW Homes by Avi front drive home in Rockland Park gets the fundamentals right and then quietly raises the bar. The main floor flows the way a family actually lives: a kitchen that anchors the space with a LARGE CENTRAL ISLAND, quartz counters, two-tone cabinetry, black hardware, BUILT-IN WALL OVEN, BUILT-IN MICROWAVE, GAS COOKTOP, CHIMNEY-STYLE HOOD FAN, and 50" upper cabinetry that adds both storage and visual height. It opens naturally into a bright dining area and a living room centred around a STRIKING 50" ELECTRIC FIREPLACE FEATURE WALL with mantle and tile surround — a true focal point that earns its place. Upstairs, the layout continues to deliver. A GENEROUSLY SIZED BONUS ROOM that flexes easily between homework zone, playroom, or Netflix refuge sits at the heart of the level, connected by an open railing and stairwell that keeps the home feeling light. Both secondary bedrooms include walk-in closets, and the laundry isn't tucked into a hallway — it's a real room, complete with a FOLDING COUNTER AND LINEN SHELIVING. The master bedroom makes a confident entrance through French doors, opening into a calm retreat with a LARGE WALK-IN CLOSET and a well-appointed FIVE-PIECE ENSUITE featuring DUAL SINKS, A SOAKER TUB, and a glass-and-tile shower. Downstairs, the unfinished basement offers something increasingly rare: OPTIONS. With a separate exterior entrance already in place, it's future-ready for extended family, guests, or whatever the next chapter requires. Outside, the yard and deck are ready for summer evenings, while the DOUBLE ATTACHED GARAGE handles Calgary winters without complaint. Set within Rockland Park — residents are surrounded by

PATHWAYS, PARKS, AND NATURAL SPACES designed to pull you outside, without having to leave the community. Immediate possession. No waiting. Just move-up living, done right. Contact your agent and book a showing today! • 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. Kitchen appliances are included, and will be installed prior to possession.