# \$1,924,000 - 265 Rowmont Drive Nw, Calgary

MLS® #A2234600

\$1,924,000

5 Bedroom, 5.00 Bathroom, 3,558 sqft Residential on 0.15 Acres

Haskayne, Calgary, Alberta

5 BEDS | 4.5 BATHS | 5,054 TOTAL SQ.FT. | RIVER VALLEY VIEWS | PREMIUM WALKOUT LOT | LUXURY FINISHES | Backing directly onto the Bow River valley on a premium south-exposed walkout lot, this brand-new luxury home by Crystal Creek Homes offers over 5,000 sq ft of finished living space. A soaring open-to-above great room and full-width covered deck frame unobstructed valley vistas, the chef's kitchen pairs two-tone cabinetry with a premium appliance package, and a main-floor office lets you work without leaving the view. Upstairs, the south-facing primary retreat features a private balcony, luxurious ensuite with freestanding tub and oversized tiled shower, and a walk-in closet that feels more like a dressing room. While three additional bedrooms share a Jack-and-Jill bath and a separate full main bath. The walkout level hosts a bright rec area, games space, wet bar and fifth bedroom, all stepping out to a sheltered patio where you can watch eagles glide over the river. Wide-plank hardwood, curated tiles and warm neutral palettes add a relaxed elegance that feels at one with the setting. And the oversized triple garage keeps bikes, kayaks and gear at the ready for weekend adventures on nearby pathways. Complete with A/C, sprinkler system and full landscaping. This is a rare opportunity to own new construction with full builder warranty in Rockland Park - Calgary's next great master-planned community. With future parks,







playgrounds, access to the Rocky Mountains and a private recreation facility with pool. Book your private tour today

#### Built in 2024

### **Essential Information**

MLS® # A2234600 Price \$1,924,000

Bedrooms 5
Bathrooms 5.00
Full Baths 4
Half Baths 1

Square Footage 3,558
Acres 0.15
Year Built 2024

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 265 Rowmont Drive Nw

Subdivision Haskayne
City Calgary
County Calgary
Province Alberta
Postal Code T3L 0L2

#### **Amenities**

Amenities Recreation Facilities

Parking Spaces 6

Parking Triple Garage Attached

# of Garages 3

## Interior

Interior Features Bar

Appliances Dishwasher, Dryer, Microwave, Refrigerator, Washer, Bar Fridge, Gas

Range, Range Hood

Heating Forced Air
Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full, Exterior Entry, Walk-Out

#### **Exterior**

Exterior Features Balcony, BBQ gas line

Lot Description Backs on to Park/Green Space, Landscaped, Creek/River/Stream/Pond,

No Neighbours Behind

Roof Asphalt Shingle

Construction Cement Fiber Board, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed June 26th, 2025

Days on Market 125
Zoning R-G
HOA Fees 60

HOA Fees Freq. MON

# **Listing Details**

Listing Office Real Broker

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