

**20 Rowley Rise NW
Calgary, Alberta**

MLS # A2248327



\$930,000

Division:	Haskayne		
Type:	Residential/House		
Style:	4 Level Split		
Size:	2,153 sq.ft.	Age:	2022 (3 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Lawn, Level		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cement Fiber Board, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Ceiling Fan(s), High Ceilings, Kitchen Island, Pantry, Quartz Counters, See Remarks, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Garage Opener, Garage Opener Remote Control(s)

Welcome to this impeccably designed 4-level split crafted by Brookfield Residential, nestled in the highly sought after community of Rockland Park. Like new and fully finished inside and out, this stylish home is move-in ready with professional landscaping, fencing, and thoughtful upgrades throughout. Step inside to an inviting open-concept main floor featuring a sun-filled living room with cantilevered gas fireplace, a spacious dining area, and a magazine-worthy kitchen. Boasting quartz countertops, a breakfast bar, upgraded black appliances, stone-grey and ebony cabinetry and a stunning glossy black chevron backsplash, this culinary space truly makes a statement. A convenient half bath completes this level. The second floor offers a bright family room with soaring vaulted ceilings and access to a glass-enclosed balcony, perfect for morning coffees and evening sunsets. Tucked beside the open-riser staircase are dual storage nooks for added convenience. Upstairs, the private bedroom level showcases a functional laundry room, two secondary bedrooms, a 4-piece main bath, and a luxurious primary retreat highlighted by a walk-in closet and spa-inspired 5-piece ensuite with stand-alone soaker tub and separate tile & glass shower. The fully developed basement continues to impress with a large rec room, 4th bedroom (currently set up as a home gym), a flex/den space, 4-piece bathroom and additional storage. Enjoy summer evenings on the expansive rear deck, complete with privacy screen and BBQ gas line, all overlooking the fenced and landscaped backyard. Rockland Park offers resort-style living with an impressive community lodge featuring party facilities, plus exclusive access to a playground, pickleball courts, basketball court, outdoor pool, and outdoor hockey rink. Enjoy scenic walking paths throughout the community and

views of the Bow River for peaceful evening strolls. Perfectly positioned for both urban convenience and outdoor adventure, with quick access to mountain destinations for day trips and weekend getaways. Stylish, turnkey and located in one of NW Calgary’s premier lifestyle communities, this is the one you’ve been waiting for.