

# \$709,900 - 563 Rowmont Boulevard Nw, Calgary

MLS® #A2203320

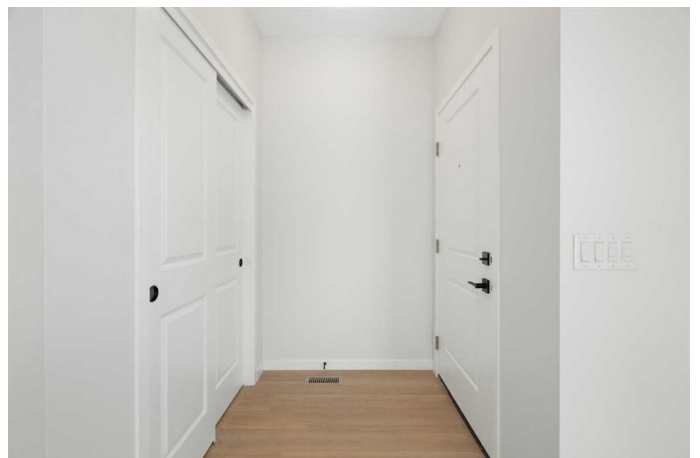
**\$709,900**

5 Bedroom, 4.00 Bathroom, 1,575 sqft

Residential on 0.06 Acres

Haskayne, Calgary, Alberta

Move-In Ready for May 2025! Brand-New Acme 18 Model in Rockland Park. Welcome to your future dream home in the sought-after community of Rockland Park! This stunning Acme model by Cedarglen Homes is a perfect blend of style, function, & opportunity. Step inside and feel the warmth of natural light flooding through oversized windows, highlighting the 9'™ ceilings and trendy luxury vinyl plank flooring throughout the main floor. The spacious great room invites cozy nights in, while the adjacent flex space with built-in desk makes working from home effortless. The dining area is spacious and flows right into the kitchen - perfect for hosting friends & family get-togethers. The kitchen is a showstopper with its elegant off-white cabinetry, quartz countertops, upgraded tile backsplash, water line to the fridge, & a gas line to the stove. Plus, with a \$9,000 appliance allowance, you can choose the perfect appliances to complete the space. Right off the kitchen, the mudroom keeps things organized with a built-in bench and coat hooks, leading to the completed backyard deck with a built-in gas line for BBQs—the ultimate spot for summer entertaining. Upstairs, the primary bedroom is a true retreat, spacious enough for a king-sized bed, featuring a walk-in closet and a spa-inspired ensuite with dual sinks, quartz countertops, & a walk-in shower. Two additional bedrooms, a 4-piece bathroom, and an upstairs laundry room with linen shelving complete this level,



making life easier every day. But what truly sets this home apart? A fully legal basement suite with a private entrance! Whether for rental income, multigenerational living, or extra space for guests, this incredible suite includes two bedrooms, a 4-piece bathroom, a modern kitchen, a cozy living area, and its own laundry facilities. Outside, your southwest-facing backyard is waiting for your personal touch, and the included \$1,000 landscaping rebate will help bring your vision to life. Located in NW Calgary’s Rockland Park, this community is all about lifestyle—stunning Bow River Valley views, scenic walking paths, parks, & playgrounds all at your doorstep. With future schools, shopping, and easy access to major roadways, it’s the perfect mix of nature and convenience. This is a place to truly call home. Book your showing today and see why Rockland Park is one of Calgary’s most exciting new communities! \*Photos are from a different property of the same model. Interior finishes will differ—please refer to the last photo for the specific selections in this home.\*

Built in 2024

Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2203320               |
| Price          | \$709,900              |
| Bedrooms       | 5                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,575                  |
| Acres          | 0.06                   |
| Year Built     | 2024                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |

|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 563 Rowmont Boulevard Nw |
| Subdivision | Haskayne                 |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3L 0L6                  |

### Amenities

|                |                                                |
|----------------|------------------------------------------------|
| Amenities      | Clubhouse, Recreation Facilities, Outdoor Pool |
| Parking Spaces | 2                                              |
| Parking        | Alley Access, Parking Pad                      |

### Interior

|                   |                                                                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Tankless Hot Water, Walk-In Closet(s) |
| Appliances        | None                                                                                                                                             |
| Heating           | High Efficiency, Forced Air                                                                                                                      |
| Cooling           | None                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                              |
| Basement          | Exterior Entry, Finished, Full, Suite                                                                                                            |

### Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | BBQ gas line                          |
| Lot Description   | Back Lane, Back Yard, Rectangular Lot |
| Roof              | Asphalt Shingle                       |
| Construction      | Cement Fiber Board                    |
| Foundation        | Poured Concrete                       |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 18th, 2025 |
| Days on Market | 33               |
| Zoning         | R-Gm             |
| HOA Fees       | 600              |
| HOA Fees Freq. | ANN              |

### Listing Details

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