

75 Royston Heath NW
Calgary, Alberta

MLS # A2291564



\$920,000

| | | | |
|------------------|-------------------------------------|---------------|------------------|
| Division: | Haskayne | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,312 sq.ft. | Age: | 2023 (3 yrs old) |
| Beds: | 3 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached, Parking Pad | | |
| Lot Size: | 0.08 Acre | | |
| Lot Feat: | Cleared, Front Yard | | |

| | | | |
|--------------------|---------------------|-------------------|-----|
| Heating: | High Efficiency | Water: | - |
| Floors: | Carpet, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Cement Fiber Board | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Built-in Features, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Walk-In Closet(s)

Inclusions: n/a

WALKOUT BASEMENT | FACING THE PARK. Welcome to this beautifully designed home in the highly sought-after community of Rockland Park, offering over 3,200 sq ft of thoughtfully planned living space, including a fully finished walkout basement. Perfectly positioned facing a park, this home offers both scenic views and enhanced privacy, while the south-facing backyard allows natural light to pour in throughout the day. The main floor showcases a spacious and functional layout, anchored by a large kitchen featuring ample cabinetry, a well size pantry, and seamless flow into the dining and living areas. The open-concept design is ideal for both everyday living and entertaining, complemented by expansive windows and access to the elevated balcony. Upstairs, you’ll find a well-balanced layout with a generous primary retreat complete with a 5-piece ensuite and walk-in closet, along with two well-sized secondary bedrooms. A bright bonus/family room open to below adds an airy, modern touch, while the convenient upper-level laundry enhances everyday functionality. The fully finished walkout basement extends your living space with a large recreation room, full bathroom, and direct access to the backyard, making it perfect for guests, a home gym, or additional entertainment space. Thoughtfully equipped for the future, this home includes valuable upgrades such as solar panel conduits, A/C rough-in, and a water softener. Combining an exceptional location, smart layout, and long-term efficiency, this is a rare opportunity to own a move-in ready home in one of Calgary’s most exciting and growing communities. Schedule a private showing today and come see it before it’s too late. Some photos are virtually staged.