

**411 Rowley Way NW**  
**Calgary, Alberta**

**MLS # A2295316**



**\$929,900**

<b>Division:</b>	Haskayne		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,431 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Door Opener, Private Electric Vehicle		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Landscaped, Lawn, Private, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Ceiling Fan(s), Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** N/A

[OPEN HOUSE] April 4 (SAT) 11:30am to 1:30pm. Nestled in the vibrant and p coveted community of Rockland Park, this remarkable 4 bedroom, 3.5 bathroom residence is where timeless elegance meets everyday comfort. Step inside and be immediately impressed by open concept layout, 9 ft ceilings, and luxurious vinyl flooring throughout the main & upper level. A chef-inspired kitchen beautifully appointed with premium stainless steel appliances, including a gas stove, T-shaped chimney hood fan, and built-in microwave. Stunning quartz countertops, designer backsplash tile, custom cabinetry, and an oversized island&mdash;perfect for casual breakfast nook. Tuck away essential food items into a walkthrough pantry, and the spacious mudroom keeps everything organized. The main floor also features a versatile private office, framed by a large window and elegant French doors - ideal for working from home or creating a dedicated play area. The dining area easily accommodates a large table, and it flows seamlessly into the inviting living room, where a central fireplace creates a warm and welcoming atmosphere for friends and family gatherings. Upstairs, a spacious bonus room offers a perfect setting for practicing musical equipment, playing board games with family, or simply unwinding at the end of the day. The primary bedroom has a walk-in closet, spa-inspired ensuite 5pc bathroom with freestanding soaker tub, separate glass shower, and double sinks. Two other bedrooms are impressively big, each with walk-in closets and bright south-facing exposure to bring natural light throughout the day. 5pc bathroom with dual sinks and convenient laundry room complete this level. The fully developed basement extends your living space offering a large recreation area with endless possibilities from a home theatre and fitness zone. A 4th bedroom and full 4pc

bathroom provide flexibility for teenager children, overnight guests, or extended family living. Step outside to enjoy the beautifully maintained backyard, featuring a large deck just perfect for alfresco lunches or evening BBQs with a convenient gas hookup. This home continues to impress with exceptional upgrades, including energy-efficient triple-glazed windows solar panels (\$35,000+), central air conditioning (2024) for year-round comfort, and a double attached garage equipped with an EV charger. Living in Rockland Park means embracing a lifestyle rich in nature and living together with your neighborhood. Enjoy access to well-managed community clubhouse, parks, playgrounds, and just a few minutes walk, the serene riverside awaits - offering fresh air, scenic views, and a daily connection to nature. This is more than just a house. It's a place where memories are made, families grow, and your life is fulfilled with happiness! Welcome home!