

**24 Royston Rise NW**  
**Calgary, Alberta**

**MLS # A2296626**



**\$850,000**

<b>Division:</b>	Haskayne		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,212 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Bathroom Rough-in, Breakfast Bar, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recreation Facilities, Soaking Tub, Walk-In Closet(s)

**Inclusions:** n/a

Welcome to this custom-built masterpiece by Cedarglen Homes, perfectly situated on a beautifully landscaped lot with no neighbors to the South in the prestigious, award-winning community of Rockland Park. From the moment you arrive, the exceptional curb appeal, oversized garage, and thoughtful upgrades make a lasting impression. The sun-drenched main floor offers a spacious open-concept layout featuring luxury vinyl plank flooring, a dedicated flex space perfect for a home office, and a true walk-in pantry for ultimate convenience. The living and dining areas, anchored by a sleek electric fireplace, flow seamlessly into the chef-inspired kitchen which boasts a massive central island, upgraded appliances, a touch faucet, and stunning design details. Step outside through elegant California sliding doors to a show-stopping, oversized deck complete with a gas line and privacy wall—perfect for southeast-facing summer entertaining. Upstairs, the home continues to impress with a versatile bonus room, convenient upper-level laundry, and four generous bedrooms. The luxurious primary suite is a true retreat, featuring a massive walk-in closet and a deluxe ensuite with heated floors, dual vanities, a deep soaker tub, and a separate water closet. The lifestyle here is second to none as an award-winning, master-planned community. Future development plans include a new school and a vibrant commercial center right within the community, ensuring long-term value and convenience. You are already just a short walk from the incredible resident-only recreation center, pool, and zipline park. Plus, you’ll enjoy unparalleled access to nearby amenities including Costco, Home Depot, and a wide array of shops and restaurants. With easy access to Stoney Trail and Highway 1, this property truly offers the perfect balance of lifestyle, luxury, and

location.