

# \$699,900 - 32 Rowmont Common Nw, Calgary

MLS® #A2233479

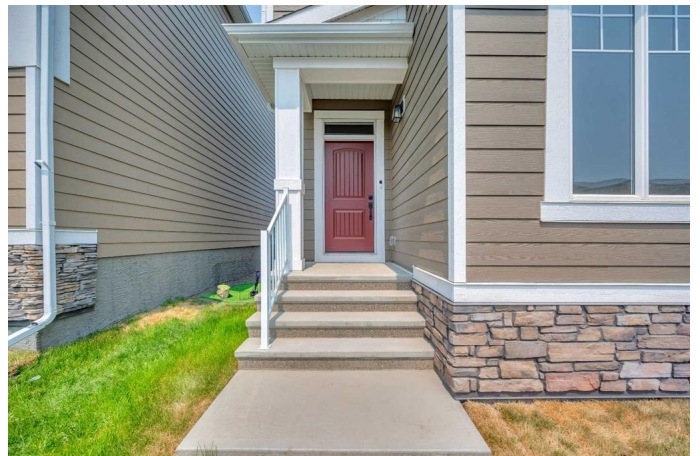
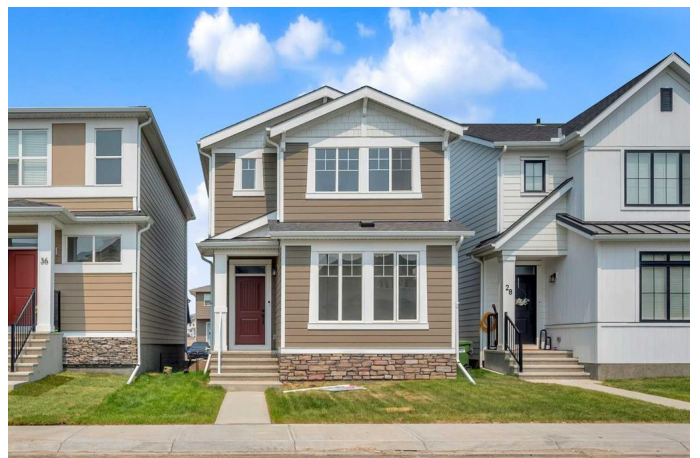
**\$699,900**

3 Bedroom, 3.00 Bathroom, 1,759 sqft

Residential on 0.06 Acres

Haskayne, Calgary, Alberta

Welcome to 32 Rowmont Common NW, a stunning brand-new, never-lived-in home in the prestigious master-planned community of Rockland Park! This beautifully designed 2-storey detached home offers 1,758 sq. ft. of thoughtfully crafted living space, featuring 4 bedrooms and 3 full bathrooms. The main floor boasts an open-concept layout with 9-ft ceilings, luxury vinyl plank flooring, and a stylish kitchen complete with quartz countertops, built-in stainless steel appliances, and a convenient mudroom with a built-in bench. A main-floor bedroom and full 4-piece bathroom provide added flexibility for guests or multi-generational living. Upstairs, enjoy spacious bedrooms and modern finishes throughout. The unfinished basement features a private side entry, high ceilings, plumbing rough-in, and two large windows offering incredible potential for future development. This home comes with full builder warranty for peace of mind. Nestled in Rockland Park, one of Calgary's most exciting new communities, this home offers access to incredible future amenities, including a private homeowners' association clubhouse with an outdoor pool, hot tub, fitness center, and social spaces. Enjoy 40+ acres of parks and green spaces, scenic Bow River pathways, and convenient access to Stoney Trail, Crowchild Trail, and nearby shopping and dining options. With top-rated schools, recreational facilities, and a true connection to nature, Rockland Park is designed for modern living with a



strong sense of community. Donâ€™t miss this opportunityâ€”book your showing today!

Built in 2025

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2233479    |
| Price          | \$699,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,759       |
| Acres          | 0.06        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 32 Rowmont Common Nw |
| Subdivision | Haskayne             |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3L0L3               |

**Amenities**

|                |             |
|----------------|-------------|
| Amenities      | None        |
| Parking Spaces | 2           |
| Parking        | Parking Pad |
| Has Pool       | Yes         |

**Interior**

|                   |                                                                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Chandelier, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Bathroom Rough-in, Master Downstairs |
| Appliances        | Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator, Washer/Dryer                                                                                                |

|                 |                                  |
|-----------------|----------------------------------|
| Heating         | Forced Air, Natural Gas          |
| Cooling         | None                             |
| Fireplace       | Yes                              |
| # of Fireplaces | 1                                |
| Fireplaces      | Decorative, Electric             |
| Has Basement    | Yes                              |
| Basement        | Full, Unfinished, Exterior Entry |

## Exterior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Exterior Features | Balcony                                                                   |
| Lot Description   | Back Lane, Back Yard, Rectangular Lot, Standard Shaped Lot, Zero Lot Line |
| Roof              | Asphalt Shingle                                                           |
| Construction      | Stone, Vinyl Siding, Wood Frame                                           |
| Foundation        | Poured Concrete                                                           |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 21st, 2025 |
| Days on Market | 111             |
| Zoning         | R-G             |
| HOA Fees       | 60              |
| HOA Fees Freq. | MON             |

## Listing Details

|                |                       |
|----------------|-----------------------|
| Listing Office | Royal LePage Blue Sky |
|----------------|-----------------------|

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