

# \$739,900 - 48 Rowmont Common, Calgary

MLS® #A2207368

## \$739,900

3 Bedroom, 3.00 Bathroom, 1,863 sqft

Residential on 0.06 Acres

Haskayne, Calgary, Alberta

This BRAND NEW Carlisle II by Brookfield Residential is fully complete and move-in ready in the desirable new community of Rockland Park! This intelligently designed home features 2 living spaces, a home office / flex space, 3 bedrooms, 2.5 bathrooms and a private side entrance! The beautifully designed home has a sunny south-facing exposure ensuring natural light flows through the space all day. The front of the home has a large flex space that is perfect for a home office, children's play area or reading room, complete with French doors for added privacy. The open concept main living area features a beautiful two tone kitchen with warm wood tones accented by painted cabinetry. The kitchen is complete with a suite of stainless steel appliances including a chimney hood fan and built-in microwave. A large corner pantry ensures the kitchen has ample space for a full family. The kitchen overlooks the living and dining areas with a wall of windows that allow natural light to flood the space. The main living area is complete with a central gas fireplace - perfect for cozy winter nights. The main level is complete with a 2 pc powder room, just two steps away from the main level flex space. On the upper level, a central bonus room spanning nearly 20'x14' separates the primary suite from secondary bedrooms and it's the perfect TV room. The expansive primary suite has a 19'x14'8" bedroom, offering ample space for a full bedroom suite with comfortable space throughout. The primary suite is



complete with a walk-in closet and full 4 pc ensuite with a beautifully tiled shower and dual sinks as well as a private balcony with ample space for two! Two more generous-sized bedrooms, a 4pc bathroom and laundry room complete the second level. The private side entrance is complete with a finished entryway, completely separate from the main living area. The basement is complete with suite rough-ins for a kitchen, full bathroom and laundry - suite approval is subject to local municipality approval. With 9' ceilings on the main level and throughout the basement, this home has an open feeling throughout and offers a bright basement when developed in the future. Additional upgrades include a roughed-in gas line at the kitchen range, BBQ gas line at the back of the home and energy-efficient HRV unit for added utility savings. The fully private backyard can be landscaped to your taste and includes a double parking pad off of the paved back lane. This brand new home is perfectly located off of busier roads and across from front attached garage homes with driveways - meaning more parking for visiting guests. This brand new home includes full builder warranty + Alberta New Home Warranty. Why wait and build when you could move into a new home today? \*Virtual tour available upon request.

Built in 2025

### Essential Information

MLS® #	A2207368
Price	\$739,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,863
Acres	0.06

Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	48 Rowmont Common
Subdivision	Haskayne
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 0L3

### **Amenities**

Amenities	None
Parking Spaces	2
Parking	Parking Pad

### **Interior**

Interior Features	Bathroom Rough-in, Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows
Appliances	Dishwasher, Microwave, Range, Range Hood, Refrigerator
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished

### **Exterior**

Exterior Features	Balcony, BBQ gas line, Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 3rd, 2025
Days on Market	32
Zoning	R-G
HOA Fees	756
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Charles
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