

# \$729,900 - 588 Rowmont Boulevard Nw, Calgary

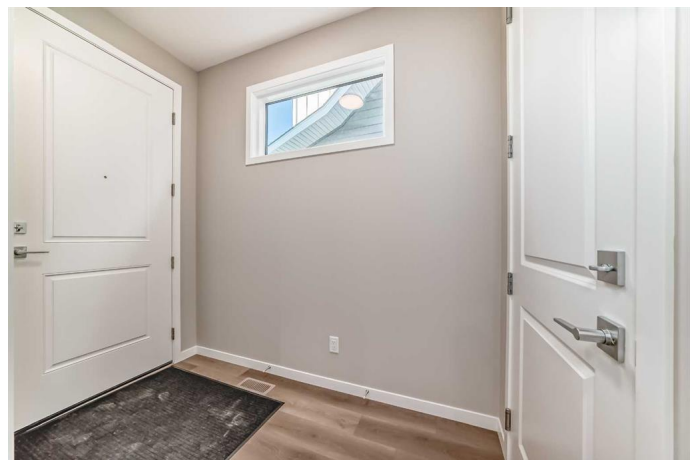
MLS® #A2229492

**\$729,900**

5 Bedroom, 4.00 Bathroom, 1,826 sqft  
Residential on 0.06 Acres

Haskayne, Calgary, Alberta

IMMEDIATE POSSESSION AVAILABLE | Step into lifestyle living in Rockland Park, Calgary's newest NW gem. This Columbia 18 model by Cedarglen Homes is thoughtfully crafted for families, investors, or anyone seeking a home that blends elevated finishes with practical design—just minutes to pathways, playgrounds, and the Bow River Valley. The main floor welcomes you with bright, natural light and a seamless open-concept layout. At the heart of the home is a stunning kitchen featuring warm wood-tone cabinetry, sleek quartz countertops, and a designer tile backsplash. The oversized island provides plenty of prep space and seating for entertaining or busy mornings. With a \$9,000 appliance allowance, you can customize the kitchen to suit your style and needs. Just off the kitchen, the great room flows effortlessly into the dining area, creating a spacious setting for everyday living or weekend get-togethers. A front-facing flex room adds function to the main level—perfect for a home office, creative zone, or play space. Upstairs, a central bonus room creates separation between the three bedrooms while offering a cozy space for family movie nights or quiet reading time. The spacious primary retreat includes a beautifully appointed ensuite with dual vanities, a walk-in shower, and a generous walk-in closet. Two additional bedrooms, a stylish main bath, and a dedicated laundry room complete the upper floor with comfort and convenience. The lower



level features a fully legal 2-bedroom basement suite with a separate entrance, its own kitchen, laundry, living area, and 4-piece bathroom—perfect for multi-generational living or as a mortgage helper. Enjoy summer evenings on your finished deck with built-in gas line and plan your dream yard with the included \$2,000 landscaping rebate. Set in one of Calgary’s most desirable new communities, Rockland Park offers residents access to a future Homeowners’ Association facility with a splash park, outdoor pool, and year-round amenities. The community also boasts future schools, shopping, transit access, and beautiful natural surroundings—all just minutes from Stoney Trail and Crowchild Trail. This home isn’t just move-in ready—it’s lifestyle ready. Don’t miss your chance to call Rockland Park home.

Built in 2024

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2229492               |
| Price          | \$729,900              |
| Bedrooms       | 5                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,826                  |
| Acres          | 0.06                   |
| Year Built     | 2024                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 588 Rowmont Boulevard Nw |
| Subdivision | Haskayne                 |

|             |         |
|-------------|---------|
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T3L 0L6 |

### Amenities

|                |                                                |
|----------------|------------------------------------------------|
| Amenities      | Clubhouse, Recreation Facilities, Outdoor Pool |
| Parking Spaces | 2                                              |
| Parking        | Alley Access, Off Street, Parking Pad          |

### Interior

|                   |                                                                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s) |
| Appliances        | See Remarks                                                                                                                                   |
| Heating           | High Efficiency, Forced Air                                                                                                                   |
| Cooling           | None                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                           |
| Basement          | Exterior Entry, Finished, Full, Suite                                                                                                         |

### Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | BBQ gas line                          |
| Lot Description   | Back Lane, Back Yard, Rectangular Lot |
| Roof              | Asphalt Shingle                       |
| Construction      | Cement Fiber Board, Composite Siding  |
| Foundation        | Poured Concrete                       |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 10th, 2025 |
| Days on Market | 7               |
| Zoning         | R-Gm            |
| HOA Fees       | 600             |
| HOA Fees Freq. | ANN             |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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