

# \$1,950,000 - 237 Rowmont Drive Nw, Calgary

MLS® #A2234596

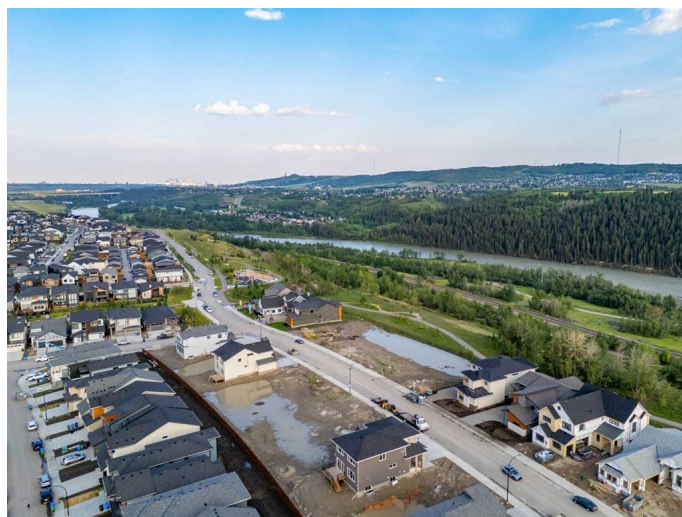
**\$1,950,000**

5 Bedroom, 5.00 Bathroom, 3,483 sqft

Residential on 0.15 Acres

Haskayne, Calgary, Alberta

5-BEDS | 4.5 BATHS | 4,850 TOTAL SQ.FT | 3-CAR GARAGE | SOUTH-FACING BACKYARD | LUXURY FINISHINGS | RIVER VALLY VIEWS | Set on a premium, south-exposed lot overlooking the Bow River valley, this brand-new Crystal Creek home offers nearly 4,850 sq ft of well-appointed living space, designed to make the most of its incredible location. The open-to-above great room is filled with natural light, with expansive rear windows that frame the view and a sleek fireplace that adds warmth and style. The kitchen features built-in JennAir appliances, full-height cabinetry, quartz counters, and a functional walk-through butler's pantry connecting to the mudroom. Near the dining area, sliding doors open to a covered rear deck, perfect for taking in the valley views or extending your living space outdoors on warm evenings. A dedicated front office on the main floor provides a quiet space to work from home. Upstairs, the south-facing primary suite features a private balcony with river valley views, a spa-inspired ensuite with freestanding tub and oversized glass shower, and a custom walk-in closet. Three additional bedrooms share both a Jack-and-Jill bath and a separate full bath, while a central bonus room and nearby laundry room offer practical space for family life. The finished basement includes a rec room with wet bar, a dedicated gym area, a flexible den, a fifth bedroom, and a full bathroom. An oversized triple garage, energy-efficient construction, and full



new-home warranty complete the package.  
Located in Rockland Park with future schools,  
scenic pathways, and a private residentsâ€™™  
clubhouse with pool, this move-in-ready estate  
home offers one of the best views in northwest  
Calgary. Book your private showing today  
before it's gone.

Built in 2024

**Essential Information**

MLS® #	A2234596
Price	\$1,950,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,483
Acres	0.15
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	237 Rowmont Drive Nw
Subdivision	Haskayne
City	Calgary
County	Calgary
Province	Alberta

Postal Code T3L 0L4

### Amenities

Amenities Recreation Facilities  
Parking Spaces 6  
Parking Triple Garage Attached  
# of Garages 3

### Interior

Interior Features Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Tankless Hot Water, Wet Bar  
Appliances Bar Fridge, Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Refrigerator, Washer  
Heating Forced Air  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas, Great Room, Mantle  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features BBQ gas line  
Lot Description Backs on to Park/Green Space, Creek/River/Stream/Pond, Front Yard, No Neighbours Behind  
Roof Asphalt Shingle  
Construction Cement Fiber Board, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed July 3rd, 2025  
Days on Market 13  
Zoning R-G  
HOA Fees 60  
HOA Fees Freq. MON

### Listing Details

Listing Office Real Broker

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