

\$709,900 - 563 Rowmont Boulevard Nw, Calgary

MLS® #A2203320

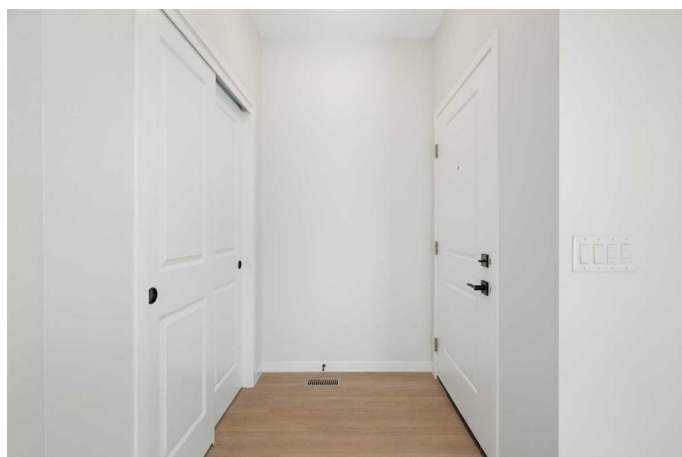
\$709,900

5 Bedroom, 4.00 Bathroom, 1,575 sqft

Residential on 0.06 Acres

Haskayne, Calgary, Alberta

Move-In Ready for May 2025! Brand-New Acme 18 Model in Rockland Park. Welcome to your future dream home in the sought-after community of Rockland Park! This stunning Acme model by Cedarglen Homes is a perfect blend of style, function, & opportunity. Step inside and feel the warmth of natural light flooding through oversized windows, highlighting the 9'™ ceilings and trendy luxury vinyl plank flooring throughout the main floor. The spacious great room invites cozy nights in, while the adjacent flex space with built-in desk makes working from home effortless. The dining area is spacious and flows right into the kitchen - perfect for hosting friends & family get-togethers. The kitchen is a showstopper with its elegant off-white cabinetry, quartz countertops, upgraded tile backsplash, water line to the fridge, & a gas line to the stove. Plus, with a \$9,000 appliance allowance, you can choose the perfect appliances to complete the space. Right off the kitchen, the mudroom keeps things organized with a built-in bench and coat hooks, leading to the completed backyard deck with a built-in gas line for BBQs—the ultimate spot for summer entertaining. Upstairs, the primary bedroom is a true retreat, spacious enough for a king-sized bed, featuring a walk-in closet and a spa-inspired ensuite with dual sinks, quartz countertops, & a walk-in shower. Two additional bedrooms, a 4-piece bathroom, and an upstairs laundry room with linen shelving complete this level,



making life easier every day. But what truly sets this home apart? A fully legal basement suite with a private entrance! Whether for rental income, multigenerational living, or extra space for guests, this incredible suite includes two bedrooms, a 4-piece bathroom, a modern kitchen, a cozy living area, and its own laundry facilities. Outside, your southwest-facing backyard is waiting for your personal touch, and the included \$1,000 landscaping rebate will help bring your vision to life. Located in NW Calgary’s Rockland Park, this community is all about lifestyle—stunning Bow River Valley views, scenic walking paths, parks, & playgrounds all at your doorstep. With future schools, shopping, and easy access to major roadways, it’s the perfect mix of nature and convenience. This is a place to truly call home. Book your showing today and see why Rockland Park is one of Calgary’s most exciting new communities!

Photos are from a different property of the same model. Interior finishes will differ—please refer to the last photo for the specific selections in this home.

Built in 2024

Essential Information

MLS® #	A2203320
Price	\$709,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,575
Acres	0.06
Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side

Status	Active
--------	--------

Community Information

Address	563 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, Parking Pad

Interior

Interior Features	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Tankless Hot Water, Walk-In Closet(s)
Appliances	None
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
Foundation	Poured Concrete

Additional Information

Date Listed	March 18th, 2025
Days on Market	35
Zoning	R-Gm
HOA Fees	600
HOA Fees Freq.	ANN

Listing Details

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.