

# \$720,000 - 612 Rowmont Boulevard Nw, Calgary

MLS® #A2232930

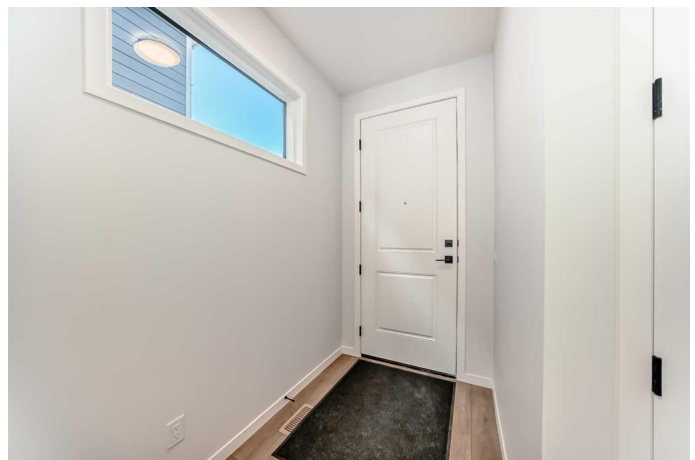
**\$720,000**

5 Bedroom, 4.00 Bathroom, 1,828 sqft

Residential on 0.06 Acres

Haskayne, Calgary, Alberta

**QUICK POSSESSION ALERT** | Where elevated design meets everyday ease, this is the home that will transform your routine into a retreat. Nestled in the dynamic and nature-rich community of Rockland Park, this Columbia 18 model by Cedarglen Homes is more than just a layout—it's a lifestyle. From the first step inside, you're welcomed by a sense of openness and warmth, as natural light floods the main living space, drawing you toward the expansive great room anchored at the back of the home. The heart of the home is the kitchen—crafted for connection and elevated with light cabinetry, striking quartz countertops, designer hardware, and a statement tile backsplash. Whether you're brewing coffee at the oversized island or entertaining guests for dinner, the space blends beauty and function seamlessly. Plus, with a \$9,000 appliance allowance, your kitchen can be tailored to match your personal style. Need a quiet space to work or play? A main floor flex room tucked at the front of the home offers just that—perfect as a home office, creative nook, or cozy playroom. Upstairs, the central bonus room brings the family together for movie marathons or game nights, while still offering a touch of separation between the bedrooms. The primary suite is your personal haven, spacious enough for king-sized furnishings and styled with a spa-inspired ensuite—complete with double vanities, a tiled walk-in shower, and a generous walk-in closet. Two additional



bedrooms, a chic full bathroom, and a dedicated laundry room complete the upper level with both style and practicality. But the true standout? A fully legal 2-bedroom basement suite with its own entrance, kitchen, laundry, living space, and 4-piece bath—ideal for extended family, visitors, or as a smart income opportunity. Out back, a finished deck with built-in gas line sets the stage for effortless outdoor entertaining, and a \$1,000 landscaping rebate helps you create the backyard of your dreams. Set within one of Calgary’s most exciting new NW communities, Rockland Park offers more than curb appeal—it delivers connection. Scenic pathways, playgrounds, parks, and views of the Bow River Valley offer moments of natural beauty, while future schools, shopping, and easy access to major routes ensure convenience is always within reach. This isn’t just a home—it’s the foundation for your next chapter. Book your showing today!

Built in 2024

Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2232930               |
| Price          | \$720,000              |
| Bedrooms       | 5                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,828                  |
| Acres          | 0.06                   |
| Year Built     | 2024                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 612 Rowmont Boulevard Nw |
| Subdivision | Haskayne                 |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3L 0L5                  |

### Amenities

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

### Interior

|                   |                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | 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                    |
| Foundation        | Poured Concrete                       |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 20th, 2025 |
| Days on Market | 44              |
| Zoning         | R-Gm            |
| HOA Fees       | 600             |
| HOA Fees Freq. | ANN             |

### Listing Details

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

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