

# \$949,000 - 10 Rowley Park Nw, Calgary

MLS® #A2217668

**\$949,000**

5 Bedroom, 5.00 Bathroom, 2,451 sqft

Residential on 0.09 Acres

Haskayne, Calgary, Alberta

Corner Lot | Legal Basement Suite | 5 Bed +  
4.5 Bath | Double Primary Bedrooms |  
Desirable Neighborhood of Rockland Park |  
Built-in Features | Attached Double Garage

Imagine coming home to this stunning contemporary two-storey residence nestled in the vibrant and family-friendly community of Rockland Park. Sitting proudly on a beautifully landscaped corner lot, this home offers exceptional curb appeal, a double attached garage, and a legal basement suite - ideal for multigenerational living or rental income.

Step inside to a spacious and welcoming foyer, with a convenient 2-piece bathroom just off the entrance. Just beyond, a versatile den makes the perfect home office or study space. Continue into the heart of the home and discover a bright, open-concept living area with a cozy fireplace—a perfect place to relax with loved ones.

The living room flows seamlessly into the dining area, illuminated by a stylish modern light fixture. The chef-inspired kitchen is a showstopper, featuring beautifully toned cabinetry, elegant gold hardware, a large island with seating, stainless steel appliances, a wine fridge, and a walk-in pantry for all your storage needs.

Upstairs, you'll find a spacious family room offering endless possibilities - from movie



nights to a play area. A thoughtfully designed laundry room with a folding counter and shelving keeps everything organized and efficient. The primary bedroom is a luxurious retreat with a large walk-in closet and a spa-like ensuite that includes dual sinks, ample cabinet space, a stand-up shower, and a private water closet.

The second bedroom is like its own private suite with a walk-in closet and dedicated bathroom - so versatile. A third spacious bedroom also features a walk-in closet and shares access to a well-appointed 4-piece bathroom.

The legal basement suite boasts its own separate entrance, a large recreation space, full kitchen with stainless steel appliances, dedicated laundry, full bathroom, and a comfortable bedroomâ€”perfect for extended family or rental potential.

Located in one of Calgary's most exciting new communities, Rockland Park offers proximity to the Bow River, lush natural surroundings, and future planned amenities that promise a vibrant lifestyle. With easy access to Stoney Trail, Highway 1, and Crowchild Trail, your commute or weekend adventures are effortless.

This is more than just a home - itâ€™s where your future begins.

Built in 2022

**Essential Information**

MLS® #	A2217668
Price	\$949,000
Bedrooms	5
Bathrooms	5.00

Full Baths	4
Half Baths	1
Square Footage	2,451
Acres	0.09
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	10 Rowley Park Nw
Subdivision	Haskayne
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 0G7

### Amenities

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached, Garage Door Opener, Additional Parking, Covered, Owned, Side By Side, Secured
# of Garages	2

### Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar
Appliances	Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Stove(s), Washer, Washer/Dryer Stacked, Wine Refrigerator
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

**Exterior**

Exterior Features	Private Entrance, Private Yard, Rain Gutters
Lot Description	Back Yard, City Lot, Corner Lot, Lawn, Low Maintenance Landscape, Street Lighting, Interior Lot, Private
Roof	Asphalt
Construction	Composite Siding, Concrete, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 9th, 2025
Days on Market	15
Zoning	R-G
HOA Fees	60
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	Real Broker
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