

# \$1,979,000 - 265 Rowmont Drive Nw, Calgary

MLS® #A2234600

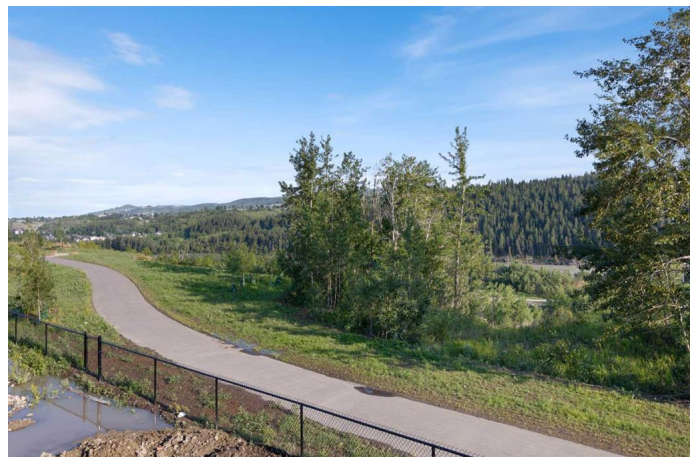
**\$1,979,000**

5 Bedroom, 5.00 Bathroom, 3,558 sqft

Residential on 0.15 Acres

Haskayne, Calgary, Alberta

5 BEDS | 4.5 BATHS | 5,054 TOTAL SQ.FT. | RIVER VALLEY VIEWS | PREMIUM WALKOUT LOT | LUXURY FINISHES | Backing directly onto the Bow River valley on a premium south-exposed walkout lot, this brand-new luxury home by Crystal Creek Homes offers over 5,000 sq ft of finished living space. A soaring open-to-above great room and full-width covered deck frame unobstructed valley vistas, the chef's kitchen pairs two-tone cabinetry with a premium appliance package, and a main-floor office lets you work without leaving the view. Upstairs, the south-facing primary retreat features a private balcony, luxurious ensuite with freestanding tub and oversized tiled shower, and a walk-in closet that feels more like a dressing room. While three additional bedrooms share a Jack-and-Jill bath and a separate full main bath. The walkout level hosts a bright rec area, games space, wet bar and fifth bedroom, all stepping out to a sheltered patio where you can watch eagles glide over the river. Wide-plank hardwood, curated tiles and warm neutral palettes add a relaxed elegance that feels at one with the setting. And the oversized triple garage keeps bikes, kayaks and gear at the ready for weekend adventures on nearby pathways. Slated for completion in mid-summer, this is a rare opportunity to own new construction with full builder warranty in Rockland Park - Calgary's next great master-planned community. With future parks, playgrounds,



access to the Rocky Mountains and a private recreation facility with pool. Book your private tour today

Built in 2024

Essential Information

MLS® #	A2234600
Price	\$1,979,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,558
Acres	0.15
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	265 Rowmont Drive Nw
Subdivision	Haskayne
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 0L2

Amenities

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

Interior

Interior Features	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
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

## Exterior

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

## Additional Information

Date Listed	June 26th, 2025
Days on Market	61
Zoning	R-G
HOA Fees	60
HOA Fees Freq.	MON

## Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.