

# \$989,000 - 17 Rowmont Heath Nw, Calgary

MLS® #A2208389

**\$989,000**

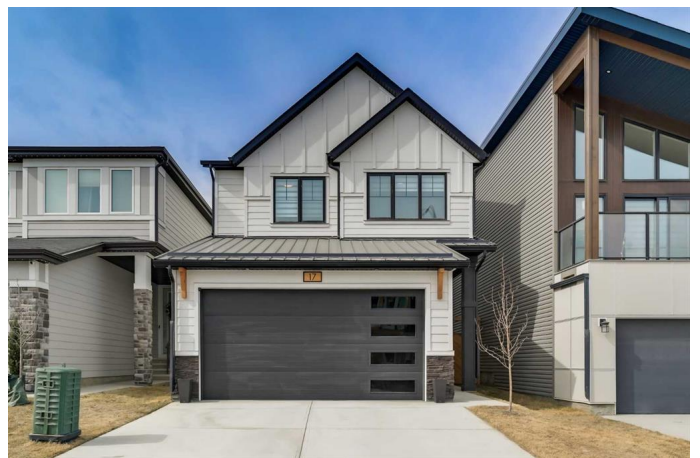
4 Bedroom, 4.00 Bathroom, 2,469 sqft  
Residential on 0.08 Acres

Haskayne, Calgary, Alberta

Welcome to the Columbia from Brookfield. This stunning home offers the perfect blend of modern upgrades and timeless design, featuring a beautifully upgraded farmhouse exterior. The striking black garage door with tinted windows adds curb appeal, while the fenced yard with a custom herringbone pattern gate ensures both privacy and style. Enjoy the sunny west-facing backyard with a spacious Timber-Tech composite deck, ideal for outdoor entertaining, complemented by a front and back sprinkler system. Even the custom-made house number sign echoes the herringbone design for added charm.

Inside, this 3500 SQ FT home boasts 4 bedrooms, 3.5 baths, and thoughtful upgrades throughout. The custom rift-cut white oak cabinets, LVP flooring on the main and second floors, and an upgraded staircase set the tone for this elegant space. Large windows with powered blinds flood the home with natural light, while the kitchen features stunning waterfall counters on the island, quartz backsplash, and high-end appliances. With ceiling speakers throughout the main floor this home is perfect for entertaining and additional ones in the basement create the ideal home theater experience.

The luxurious ensuite is a standout, showcasing more Rift-cut white oak for the vanity and quartz accents on the shower curb and niche. Every upstairs bedroom comes with



a walk-in closet, ensuring plenty of storage. Fully Finished basement offers a Living room, Bedroom and full 4 Pc Bathroom. Separate furnace and rough-in plumbing for a future suite, adding endless possibilities. Located just steps from walking paths and the HOA building with an outdoor pool and hot tub, this home truly offers it all!

Don't miss your chance to own this extraordinary property!

Built in 2024

### Essential Information

MLS® #	A2208389
Price	\$989,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,469
Acres	0.08
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	17 Rowmont Heath Nw
Subdivision	Haskayne
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 0H9

### Amenities

Amenities	None
Parking Spaces	4

Parking	220 Volt Wiring, Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	High Ceilings, No Smoking Home, Quartz Counters, Storage, Walk-In Closet(s), Bidet, Wired for Data
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Electric Water Heater
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 3rd, 2025
Days on Market	1
Zoning	R-G
HOA Fees	760
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	CIR Realty
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