

# \$839,900 - 45 Royston Grove Nw, Calgary

MLS® #A2226860

**\$839,900**

3 Bedroom, 3.00 Bathroom, 2,037 sqft

Residential on 0.08 Acres

Haskayne, Calgary, Alberta

Welcome to 45 Royston Grove NW—a refined and future-ready Gabriel model from Homes by Avi, tucked into the amenity-rich community of ROCKLAND PARK. This 2,037 sq ft two-storey home isn't just thoughtfully designed—it's built to elevate your everyday. With a rear deck accessed through a THREE-PANEL SLIDING PATIO DOOR, a WALK-THROUGH PANTRY from the mudroom, and a POCKET OFFICE perfectly placed upstairs, this layout anticipates the rhythm of real life.

The kitchen is a standout, anchored by 42" upper cabinets, quartz countertops, a GAS COOKTOP, and BUILT-IN WALL OVEN AND MICROWAVE. It opens effortlessly to a sunlit dining area and a great room warmed by an electric fireplace. Upstairs, the spacious and private main bedroom features a luxurious ensuite with a TILED GLASS SHOWER, SOAKER TUB, AND DOUBLE VANITY. Two additional bedrooms, a full bathroom, a versatile bonus room, laundry area, and that clever pocket office make the upper floor both functional and flexible.

What truly sets this home apart is what's behind the walls: a 200-amp electrical panel, solar conduit rough-in from attic to mechanical room, EV charger rough-in, and Build Green registration. The home also includes 9'™ ceilings on both the main floor and basement, James Hardie siding, and a rain barrel for eco-conscious living. With a gas line already roughed-in for your BBQ, your backyard is one



step closer to summer-ready.

Located in Rockland Park, a northwest Calgary community that blends nature, wellness, and connection, youâ€™ll have access to one of THE CITYâ€™S MOST IMPRESSIVE PRIVATE RESIDENT FACILITIESâ€”complete with an outdoor pool, hot tub, fitness spaces, skating rink, and clubhouse. Winding trails, parks, and future schools and shops make this a smart move for families, lifestyle seekers, and investors alike. Possession is estimated for August, and while the home is still under construction, the opportunity to step into something exceptional is already here. Get in touch for floorplans, finish details, and a tour of the Rockland Park experienceâ€”youâ€™ll want to see whatâ€™s taking shape.

PLEASE NOTE: Photos are of a finished Showhome of the same model â€” fit and finish may differ on finished spec home. Interior selections and floorplans shown in photos.

Built in 2025

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2226860    |
| Price          | \$839,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,037       |
| Acres          | 0.08        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 45 Royston Grove Nw |
| Subdivision | Haskayne            |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3L 0M3             |

### **Amenities**

|                |                                                                                   |
|----------------|-----------------------------------------------------------------------------------|
| Amenities      | Park, Playground, Clubhouse, Outdoor Pool, Recreation Facilities                  |
| Parking Spaces | 4                                                                                 |
| Parking        | Double Garage Attached, Concrete Driveway, Garage Door Opener, Garage Faces Front |
| # of Garages   | 2                                                                                 |
| Has Pool       | Yes                                                                               |

### **Interior**

|                   |                                                                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan, Walk-In Closet(s), Breakfast Bar, Double Vanity, High Ceilings, Pantry, Quartz Counters, Soaking Tub, Separate Entrance |
| Appliances        | Dishwasher, Microwave, Range Hood, Refrigerator, Built-In Oven, Garage Control(s), Gas Cooktop                                                          |
| Heating           | Forced Air, Natural Gas, High Efficiency, Humidity Control                                                                                              |
| Cooling           | None                                                                                                                                                    |
| Fireplace         | Yes                                                                                                                                                     |
| # of Fireplaces   | 1                                                                                                                                                       |
| Fireplaces        | Electric, Great Room                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                                     |
| Basement          | Full, Exterior Entry, Unfinished                                                                                                                        |

### **Exterior**

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior Features | Private Yard, BBQ gas line                                          |
| Lot Description   | Back Yard, Front Yard, Rectangular Lot, Interior Lot, Zero Lot Line |
| Roof              | Asphalt Shingle                                                     |
| Construction      | Stone, Wood Frame, Composite Siding, Wood Siding                    |
| Foundation        | Poured Concrete                                                     |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 28th, 2025 |
| Days on Market | 37              |

|                |     |
|----------------|-----|
| Zoning         | R-G |
| HOA Fees       | 60  |
| HOA Fees Freq. | MON |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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