

# \$1,500,000 - 11 Rowmont Gardens Nw, Calgary

MLS® #A2268052

**\$1,500,000**

4 Bedroom, 4.00 Bathroom, 2,427 sqft

Residential on 0.13 Acres

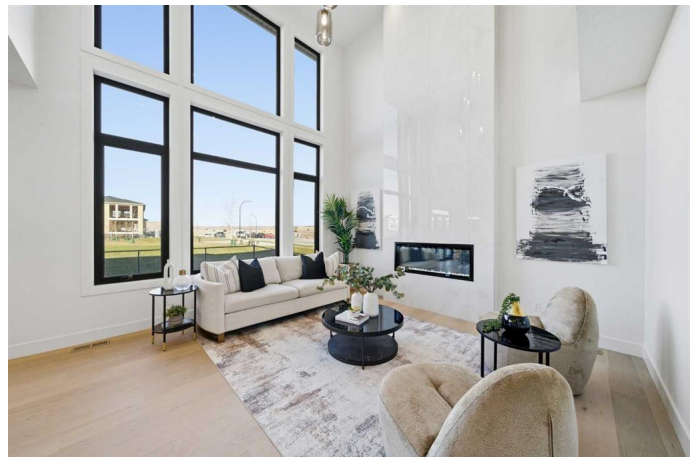
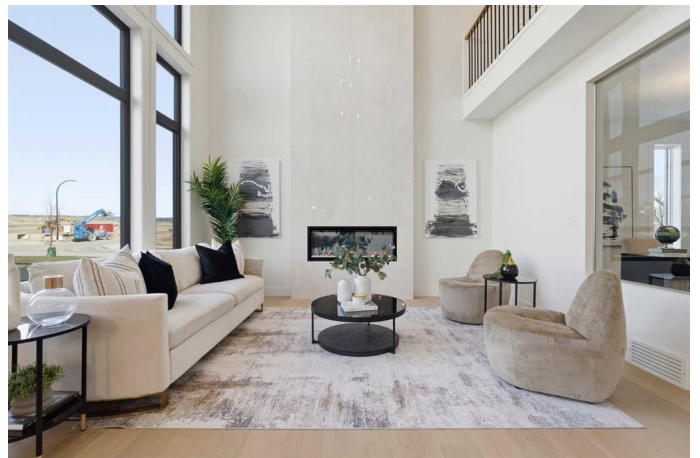
Haskayne, Calgary, Alberta

(OPEN HOUSE NOV 1ST & 2ND 11-3PM)

Step into 11 Rowmont Gardens NW, a stunning 2025 estate home nestled in the prestigious Rockland Park community, built by award-winning Morrison Homes. Blending sophistication with modern luxury, this residence showcases soaring open-to-below ceilings, expansive windows, and meticulously curated designer finishes that create a warm and inviting atmosphere—perfect for both family living and elegant entertaining.

The open-concept main floor flows seamlessly from one space to the next, featuring a versatile flex room with elegant glass accents, perfect for a home office, playroom, or formal sitting area. The chef-inspired kitchen impresses with custom cabinetry, quartz countertops, built-in premium appliances, and a large central island with bar seating. Full-height cabinets and a spacious walk-in pantry combine functionality and style, ideal for any culinary enthusiast. Luxury vinyl plank flooring, designer tilework, and statement lighting enhance every detail, while the open-to-below living room adds a dramatic sense of grandeur, openness, and natural light.

Upstairs, the primary suite serves as a private retreat, complete with a spa-inspired five-piece ensuite featuring a soaking tub, tiled walk-in shower, dual vanities, and a walk-through closet. Two additional bedrooms provide ample space and storage, while the loft-style bonus room overlooking the open-to-below



living area offers a versatile space for family gatherings, study, or relaxation.

The fully developed basement extends the home’s refined design, boasting 9-ft ceilings, a wet bar with beverage center, a recreation area, a fourth bedroom, and a full bathroom, along with generous storage in the large utility room.

Residents of Rockland Park enjoy exclusive access to a state-of-the-art community center, featuring an outdoor pool, hot tub, sport courts, playground, and beautiful gathering spaces—all designed to enhance the vibrant, family-friendly lifestyle this sought-after community is known for.

Backing onto open green space and scenic walking paths, this exceptional property perfectly balances tranquility and connectivity. With 4 bedrooms, 4 bathrooms, dual furnaces, two built-in A/C units, a 75-gallon water softener hot water tank, an oversized double garage, a builder’s warranty, and a \$1,000 certificate for landscaping of your choice, over 250k of premium upgrades every element has been thoughtfully crafted for comfort, performance, and peace of mind.

Experience elevated living in a home that embodies style, space, and sophistication—book your private tour today to discover the unmatched beauty of 11 Rowmont Gardens NW.

Built in 2025

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2268052    |
| Price          | \$1,500,000 |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,427       |

|            |             |
|------------|-------------|
| Acres      | 0.13        |
| Year Built | 2025        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 11 Rowmont Gardens Nw |
| Subdivision | Haskayne              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3L0M1                |

### Amenities

|                |                                                 |
|----------------|-------------------------------------------------|
| Amenities      | Outdoor Pool, Playground, Recreation Facilities |
| Parking Spaces | 4                                               |
| Parking        | Double Garage Attached                          |
| # of Garages   | 2                                               |
| Has Pool       | Yes                                             |

### Interior

|                   |                                                                                                                                                                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Chandelier, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Stone Counters, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar |
| Appliances        | Bar Fridge, Convection Oven, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer                                                                                                                             |
| Heating           | High Efficiency, Natural Gas                                                                                                                                                                                                                           |
| Cooling           | Central Air                                                                                                                                                                                                                                            |
| Fireplace         | Yes                                                                                                                                                                                                                                                    |
| # of Fireplaces   | 1                                                                                                                                                                                                                                                      |
| Fireplaces        | Electric                                                                                                                                                                                                                                               |
| Has Basement      | Yes                                                                                                                                                                                                                                                    |
| Basement          | Full                                                                                                                                                                                                                                                   |

### Exterior

|                   |       |
|-------------------|-------|
| Exterior Features | Other |
|-------------------|-------|

|                 |                                                                |
|-----------------|----------------------------------------------------------------|
| Lot Description | Backs on to Park/Green Space, Corner Lot, No Neighbours Behind |
| Roof            | Metal                                                          |
| Construction    | Cement Fiber Board                                             |
| Foundation      | Poured Concrete                                                |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 31st, 2025 |
| Days on Market | 3                  |
| Zoning         | R-G                |
| HOA Fees       | 600                |
| HOA Fees Freq. | ANN                |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | LPT Realty |
|----------------|------------|

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