

212, 260 Rowley Way NW
Calgary, Alberta

MLS # A2200244



\$294,900

Division:	Haskayne		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	533 sq.ft.	Age:	2022 (3 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Close to Clubhouse		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 122
Basement:	None	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: TV mount in bedroom

Welcome to your stylish and contemporary 1-bedroom, 1-bathroom home in the heart of Rockland Park, a premier master-planned community. Thoughtfully designed with both comfort and convenience in mind, this inviting unit boasts modern upgrades, an open-concept layout, and seamless indoor-outdoor living. Step inside and be greeted by luxury vinyl plank flooring throughout. The spacious living area is bathed in natural light from the large front-facing window. The charming kitchen, features a stylish eating bar, gleaming quartz countertops, stainless steel appliances, an upgraded stove and dishwasher, and ceiling-height cabinetry for ample storage. Whether entertaining guests or preparing a quiet meal at home, this kitchen is as functional as it is beautiful. Retreat to the primary bedroom, where double closets provide generous storage while maintaining a sleek and uncluttered aesthetic. A well-appointed bathroom with modern finishes offers and in-unit laundry complete this living space. The unit also comes with an assigned parking stall! Beyond your doorstep, Rockland Park offers an unparalleled lifestyle. As a resident, you'll enjoy exclusive access to the Homeowners' Association, a four-season recreational hub designed to foster community and connection. Featuring a rustic-modern lifestyle centre surrounded by four acres of park space, this vibrant hub will host events, activities, and fitness programming year-round. One of the community's most exciting highlights is the outdoor pool and hot tub, providing the perfect escape on warm summer days or a relaxing soak in cooler months. From fitness classes to leisurely swims, this amenity enhances your well-being and social life. Experience the perfect blend of nature, modern living, and community in Rockland Park!