

\$930,000 - 20 Rowley Rise Nw, Calgary

MLS® #A2248327

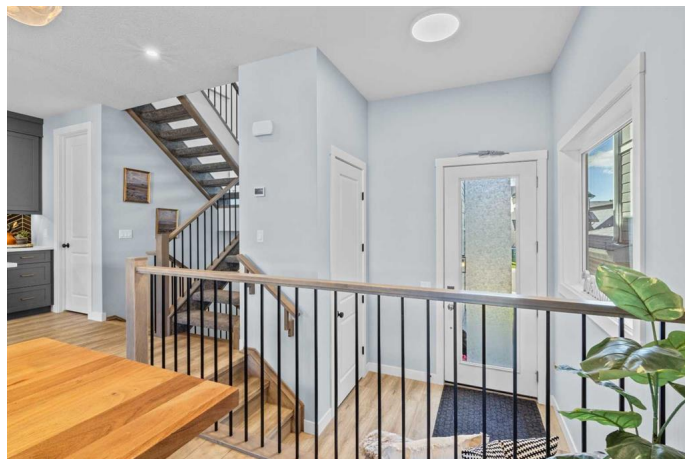
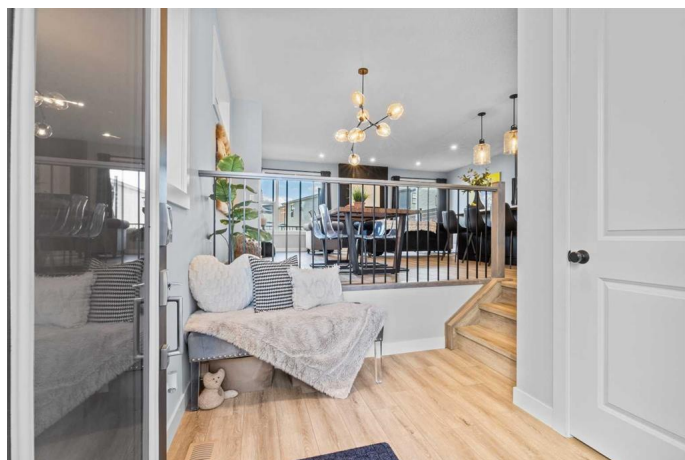
\$930,000

4 Bedroom, 4.00 Bathroom, 2,153 sqft

Residential on 0.08 Acres

Haskayne, Calgary, Alberta

Welcome to this impeccably designed 4-level split crafted by Brookfield Residential, nestled in the highly sought after community of Rockland Park. Like new and fully finished inside and out, this stylish home is move-in ready with professional landscaping, fencing, and thoughtful upgrades throughout. Step inside to an inviting open-concept main floor featuring a sun-filled living room with cantilevered gas fireplace, a spacious dining area, and a magazine-worthy kitchen. Boasting quartz countertops, a breakfast bar, upgraded black appliances, stone-grey and ebony cabinetry and a stunning glossy black chevron backsplash, this culinary space truly makes a statement. A convenient half bath completes this level. The second floor offers a bright family room with soaring vaulted ceilings and access to a glass-enclosed balcony, perfect for morning coffees and evening sunsets. Tucked beside the open-riser staircase are dual storage nooks for added convenience. Upstairs, the private bedroom level showcases a functional laundry room, two secondary bedrooms, a 4-piece main bath, and a luxurious primary retreat highlighted by a walk-in closet and spa-inspired 5-piece ensuite with stand-alone soaker tub and separate tile & glass shower. The fully developed basement continues to impress with a large rec room, 4th bedroom (currently set up as a home gym), a flex/den space, 4-piece bathroom and additional storage. Enjoy summer evenings on the expansive rear deck,



complete with privacy screen and BBQ gas line, all overlooking the fenced and landscaped backyard. Rockland Park offers resort-style living with an impressive community lodge featuring party facilities, plus exclusive access to a playground, pickleball courts, basketball court, outdoor pool, and outdoor hockey rink. Enjoy scenic walking paths throughout the community and views of the Bow River for peaceful evening strolls. Perfectly positioned for both urban convenience and outdoor adventure, with quick access to mountain destinations for day trips and weekend getaways. Stylish, turnkey and located in one of NW Calgary’s premier lifestyle communities, this is the one you’ve been waiting for.

Built in 2022

Essential Information

MLS® #	A2248327
Price	\$930,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,153
Acres	0.08
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	20 Rowley Rise Nw
Subdivision	Haskayne
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T3L 0G8

Amenities

Amenities	Recreation Facilities
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), High Ceilings, Kitchen Island, Pantry, Quartz Counters, See Remarks, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, See Remarks
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Yard, Lawn, Level
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 20th, 2025
Days on Market	19
Zoning	R-G
HOA Fees	60
HOA Fees Freq.	MON

Listing Details

Listing Office	Coldwell Banker Mountain Central
----------------	----------------------------------

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