

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

MLS® #A2268052

\$1,500,000

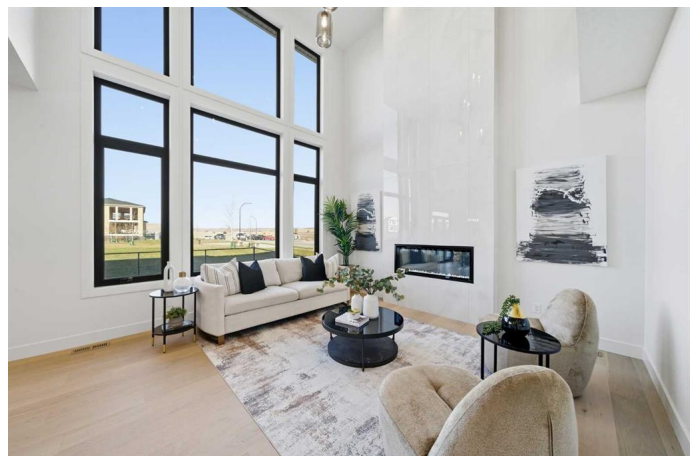
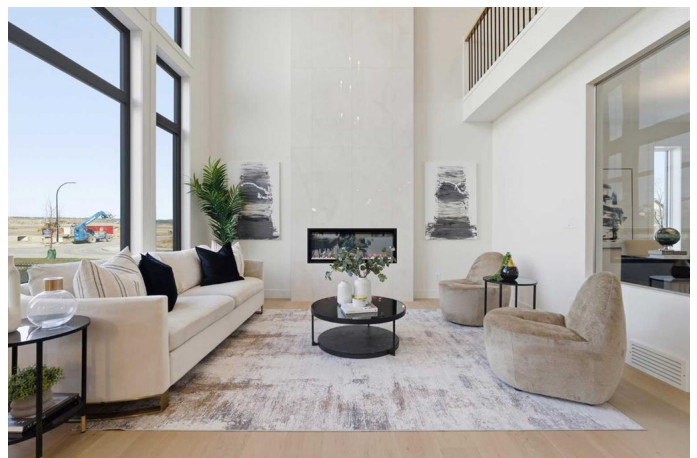
4 Bedroom, 4.00 Bathroom, 2,427 sqft

Residential on 0.13 Acres

Haskayne, Calgary, Alberta

(OPEN HOUSE NOV 8 & 9 12-3PM) Step into 11 Rowmont Gardens NW, a stunning 2025 estate home nestled in the prestigious Rockland Park community, built by award-winning Morrison Homes and nominated for 2025 BILT AWARDS. 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	Playground, Recreation Facilities, Outdoor Pool
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, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Stone Counters
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	8
Zoning	R-G
HOA Fees	600
HOA Fees Freq.	ANN

Listing Details

Listing Office	LPT Realty
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