

\$749,900 - 48 Rowmont Common, Calgary

MLS® #A2207368

\$749,900

3 Bedroom, 3.00 Bathroom, 1,863 sqft

Residential on 0.06 Acres

Haskayne, Calgary, Alberta

OPEN HOUSE - SUNDAY APRIL 20th FROM 2:00-4:00! This BRAND NEW Carlisle II by Brookfield Residential is fully complete and move-in ready in the desirable new community of Rockland Park! This intelligently designed home features 2 living spaces, a home office / flex space, 3 bedrooms, 2.5 bathrooms and a private side entrance! The beautifully designed home has a sunny south-facing exposure ensuring natural light flows through the space all day. The front of the home has a large flex space that is perfect for a home office, children's play area or reading room, complete with French doors for added privacy. The open concept main living area features a beautiful two tone kitchen with warm wood tones accented by painted cabinetry. The kitchen is complete with a suite of stainless steel appliances including a chimney hood fan and built-in microwave. A large corner pantry ensures the kitchen has ample space for a full family. The kitchen overlooks the living and dining areas with a wall of windows that allow natural light to flood the space. The main living area is complete with a central gas fireplace - perfect for cozy winter nights. The main level is complete with a 2 pc powder room, just two steps away from the main level flex space. On the upper level, a central bonus room spanning nearly 20'x14' separates the primary suite from secondary bedrooms and it's the perfect TV room. The expansive primary suite has a 19'x14'8" bedroom, offering ample space for a full bedroom suite with comfortable



space throughout. The primary suite is complete with a walk-in closet and full 4 pc ensuite with a beautifully tiled shower and dual sinks as well as a private balcony with ample space for two! Two more generous-sized bedrooms, a 4pc bathroom and laundry room complete the second level. The private side entrance is complete with a finished entryway, completely separate from the main living area. The basement is complete with suite rough-ins for a kitchen, full bathroom and laundry - suite approval is subject to local municipality approval. With 9' ceilings on the main level and throughout the basement, this home has an open feeling throughout and offers a bright basement when developed in the future. Additional upgrades include a roughed-in gas line at the kitchen range, BBQ gas line at the back of the home and energy-efficient HRV unit for added utility savings. The fully private backyard can be landscaped to your taste and includes a double parking pad off of the paved back lane. This brand new home is perfectly located off of busier roads and across from front attached garage homes with driveways - meaning more parking for visiting guests. This brand new home includes full builder warranty + Alberta New Home Warranty. Why wait and build when you could move into a new home today? *Virtual tour available upon request.

Built in 2025

Essential Information

MLS® #	A2207368
Price	\$749,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,863

Acres	0.06
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	48 Rowmont Common
Subdivision	Haskayne
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 0L3

Amenities

Amenities	None
Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Bathroom Rough-in, Double Vanity
Appliances	Dishwasher, Microwave, Range, Range Hood, Refrigerator
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished, Exterior Entry

Exterior

Exterior Features	Balcony, BBQ gas line, Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 3rd, 2025
Days on Market	17
Zoning	R-G
HOA Fees	756
HOA Fees Freq.	ANN

Listing Details

Listing Office	Charles
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