

# \$789,900 - 39 Royston Park Nw, Calgary

MLS® #A2216227

**\$789,900**

3 Bedroom, 4.00 Bathroom, 1,140 sqft  
Residential on 0.06 Acres

Haskayne, Calgary, Alberta

The beautiful York built by Brookfield Residential offers Bungalow living with countless upgrades throughout in the sought-after community of Rockland Park. Featuring 3 bedrooms, 3.5 bathrooms and nearly 2,000 square feet living space over two levels with a bright sunshine basement, this home is the perfect fit for those looking to downsize without compromise. The bright and open main living area is designed with entertaining in mind. The soaring 10' ceilings create a bright and inviting space all year round. The expansive ~19'x12' front great room has windows overlooking the front yard and has a central gas fireplace for cozy winter nights. The gourmet kitchen has been upgraded to include a chimney hood fan, gas cooktop, and a built-in oven & microwave for added convenience to everyday living. The kitchen has a wall of pantry storage with ample space for food and appliances. A large primary suite, spanning nearly 12'x13' is complete with a large ensuite that has dual sinks, a tiled walk-in shower, soaker tub and a walk-in closet. The 2pc guest bathroom, laundry space and mud room complete the main level of this home. Upgraded iron spindle railing leads to the lower level which is complete with 9' ceilings and fully developed throughout to include 2 bedrooms and 2 full bathrooms! The central living area is the perfect rec room and separates the two guest bedrooms. The front bedroom has its own walk-in closet and has easy access to the full 4pc bathroom just



outside its doorway. The rear bedroom is complete with a private 4pc ensuite. Larger windows in this sunshine basement allow for a brighter and more inviting space all year long. The exterior of the home is finished with fibre cement siding - ensuring you never have to worry about the elements causing damage. The southwest facing backyard is the optimal space to capture sunshine all summer long. Enjoy the convenience of a BBQ gas line while entertaining in your new backyard. This beautiful brand new bungalow offers peace of mind with builder warranty + Alberta New Home Warranty. Move in this summer and start enjoying single level living in one of Calgary's most desired communities - Rockland Park! \*\*Please note: Photos are from a show home model and are not an exact representation of the property for sale.

Built in 2025

### **Essential Information**

MLS® #	A2216227
Price	\$789,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,140
Acres	0.06
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	39 Royston Park Nw
Subdivision	Haskayne

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 0M5

### **Amenities**

Amenities	None
Parking Spaces	2
Parking	Parking Pad

### **Interior**

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows
Appliances	Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	BBQ gas line, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Cement Fiber Board
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 30th, 2025
Days on Market	6
Zoning	R-G
HOA Fees	756
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Charles
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