

**7 Royston Way NW
Calgary, Alberta**

MLS # A2170399



\$899,900

Division:	Haskayne		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,343 sq.ft.	Age:	2024 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Faces Front		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Rectangular Lot		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Stone Counters, Walk-In Closet(s)		

Inclusions: N/A

Welcome to Rockland Park, this esteemed community boasts a 6,500 sq ft lifestyle center exclusively for residents, offering a remarkable range of amenities. Enjoy an outdoor pool, hot tub, playground, central fire pit, skating rink, amphitheater, and more—all designed to elevate your lifestyle. Residents also have easy access to Lynx Ridge and Valley Ridge golf courses and can explore 120 acres of scenic parks and pathways. It's here that you'll find 7 Royston Way NW on a beautiful CORNER LOT. This stunning two-storey Homes by Avi Jefferson model is under construction with possession estimated for late December. From the attached two-car garage, step inside to find a spacious and thoughtfully designed layout. The 10' CEILINGS are the breathtaking first impression of this gorgeous property - looking out at your west facing back yard. At the heart of this home is an open-concept kitchen, nook, and great room. The kitchen is a chef's delight, complete with FULL HEIGHT CABINETS, a large island with a breakfast bar, built-in microwave, gas cooktop, chimney hood fan, walk-in pantry, and elegant quartz countertops. Cozy up by the electric fireplace in the great room or enjoy your morning coffee on the rear deck, soaking in the peaceful surroundings. Upstairs, you'll find even more to love. The second floor features a convenient laundry room, a four-piece main bath, and two spacious secondary bedrooms, each with its own walk-in closet. The bonus room offers endless possibilities, whether you need a play area, home office, or media room. Retreat to the large master suite, which includes a luxurious five-piece ensuite with double sinks, a soaker tub, a glass-enclosed shower, and a large walk-in closet. Don't miss out on the opportunity to make this exceptional home yours! Contact us today to schedule a viewing and take the next

step toward owning your dream home.