

## 8 Royston Walk NW Calgary, Alberta

MLS # A2167583



# \$869,900

<b>Division:</b>	Haskayne		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,826 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Lawn, Low Maintenance Landscape, Greenhouse		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Vinyl Windows		

**Inclusions:** Suite Appliances - Dishwasher, Dryer Microwave Hood Fan, Refrigerator, Stove, Washer.

This stunning brand new home is perfect for a family, investor or those looking to live in a beautiful home with lower monthly costs! This property features 2 living areas, a home office / flex space, 3 bedrooms, 2.5 bathrooms and a fully legal 1 bedroom basement suite! With over 1,800 square feet of living space on two levels + legal basement suite, this property is perfect for a family or investor looking for a dual income property. Located on a pie lot across from a park and just minutes from Rockland Park's incredible HOA with a hot tub, heated lap pool, pickleball courts, hockey rink and much more - this property is one of the best in the community! The thoughtfully designed 'Carlisle 2' by Brookfield Residential offers a large front flex space which is perfect for a home office. Beyond that, the open concept main living area has a kitchen that opens to both living and dining spaces, making it the perfect spot to entertain. The kitchen is complete with timeless two tone cabinetry that goes to the ceiling, a large corner pantry, chimney hood fan and built-in microwave. The large island has waterfall quartz countertops and custom pendant lighting accents the space perfectly. The large living area has a wall of windows that overlook the backyard. Resilient vinyl plank flooring flows throughout the main level, up the stairs to the 2 pc bathroom and all the way to the second level and throughout the bonus room. The primary suite is complete with a walk-in closet and 3 pc ensuite with walk-in shower and extended vanity. Two more generous-sized bedrooms, a full bathroom and laundry room complete the second level. The professionally developed legal basement suite has its own private side-entrance and features matching finishes throughout! The suite has a large living area, dining space, bedroom, 4 pc bathroom and private laundry. The exterior of the property has already been

professionally finished with a full concrete patio backyard, fencing and double concrete parking pad + additional parking stall. Central A/C is in place to keep you cool all summer long. This stunning property has been thoughtfully designed both inside and out and offers a beautiful new home with an income generating legal suite! The front office overlooks the playground/park and the private backyard is fully maintenance-free. Calgary's most desirable new community, Rockland Park, is so desired it's hard to find a lot - this is your opportunity!