

# \$649,900 - 583 Rowmont Boulevard Nw, Calgary

MLS® #A2212535

**\$649,900**

3 Bedroom, 3.00 Bathroom, 1,490 sqft  
Residential on 0.06 Acres

Haskayne, Calgary, Alberta

The Sequoia is one of Brookfield Residential's most popular semi-detached homes that features 2 living spaces, 3 bedrooms, 2.5 bathrooms and nearly 1,500 square feet space over two levels + a full basement - and this is the last one available! This beautifully designed home has an open concept main level that has a central kitchen including a full wall pantry with endless storage. The gourmet kitchen package includes a suite of built-in appliances including a chimney hood fan, built-in gas cooktop, and a built-in microwave and wall-oven. The large great room at the front of the home has a wall of windows allowing natural light to pour through the main level all day long. The back of the home has a large dining area with a window overlooking the backyard and a 2pc bathroom completes the main level. Open railing leads to the second level where there is a central bonus room / flex space that separates the primary suite from secondary rooms. The expansive primary bedroom spans 11'x13' and is complete with its own private ensuite with a tiled walk-in shower and a walk-in closet. Two more bedrooms, a full bathroom and a laundry room complete the second level. The basement is undeveloped and awaits your finishing touches but already includes 9' ceilings and 200 amp power! The south-facing backyard is perfect for capturing optimal sunshine all year long. The exterior of the home is complete with fibre cement siding and there is a private backyard in addition to the



double parking pad. This property is nearly complete and will be move-in ready this spring - don't wait! Builder warranty + Alberta New Home Warranty is included with this brand new home. \*\*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® #         | A2212535               |
| Price          | \$649,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,490                  |
| Acres          | 0.06                   |
| Year Built     | 2025                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 583 Rowmont Boulevard Nw |
| Subdivision | Haskayne                 |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3L 0L6                  |

### 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  |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Private Entrance, Private Yard                    |
| Lot Description   | Back Lane, Back Yard, Front Yard, Rectangular Lot |
| Roof              | Asphalt Shingle                                   |
| Construction      | Cement Fiber Board, Wood Frame                    |
| Foundation        | Poured Concrete                                   |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 16th, 2025 |
| Days on Market | 5                |
| Zoning         | R-G              |
| HOA Fees       | 756              |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |         |
|----------------|---------|
| Listing Office | Charles |
|----------------|---------|

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