

# \$1,699,900 - 370 Rowley Way Nw, Calgary

MLS® #A2210096

**\$1,699,900**

3 Bedroom, 3.00 Bathroom, 3,069 sqft

Residential on 0.12 Acres

Haskayne, Calgary, Alberta

A Rare Opportunity in Rockland Park â€” Backing Directly onto the Bow River  
Welcome to a truly exceptional Brookfield-built walkout home, perfectly positioned on one of Rockland Parkâ€™s most coveted lotsâ€”offering unobstructed views of the Bow River and surrounding parkland. With over 3,000 sq. ft. of thoughtfully designed living space above grade, this residence strikes a rare balance between bold sophistication and everyday functionality.

Step inside to a warm, moody interiorâ€”a refined contrast to the typical modern farmhouse lookâ€”where every detail has been curated with intention. At the heart of the home, a chef-inspired kitchen features ceiling-height dark cabinetry, high-end JennAir appliances, an oversized island ideal for entertaining, and a walkthrough pantry with a dedicated coffee station. The open-concept main floor flows seamlessly from kitchen to dining to living, framed by dramatic feature walls including fireplace and expansive windows that flood the space with natural light and frame those breathtaking river views. Step out onto the large upper deckâ€”your front-row seat to natureâ€”perfect for hosting or simply unwinding in peace. A private main floor office, just off the main living area, offers a serene workspace with inspiring views and natural light.

Function meets luxury in the oversized mudroom with built-in storage, conveniently connected to the triple car garageâ€”fully



finished, heated, and upgraded with large windows and a Lennox unit. This home also includes a full solar package, delivering long-term energy savings and sustainable living from the moment you move in.

The upper floor boasts a dramatic vaulted foyer, spacious bonus loft, and a showstopping primary retreat with soaring ceilings, a two-storey wall of windows, and a spa-like 5-piece ensuite. Enjoy the fully tiled shower, freestanding tub with a feature wall, dual vanities, and a walk-in closet connected to the laundry room. Two additional bedrooms with walk-in closets share a full 5-piece ensuite.

Designed for future flexibility, the walkout basement is suite-ready with rough-ins for heating, electrical, and plumbing—ideal for a future legal suite, multi-generational living, or guest retreat. The lower patio matches the upper deck in size and view, extending your outdoor enjoyment. Development and construction of a suite are subject to City of Calgary approval and permitting. Buyers are advised to conduct their own due diligence.

Just steps from The Lodge—Rockland Park's premier 4-acre private HOA facility—you'll enjoy year-round amenities including a 25m lap pool, zero-entry splash zone, hot tub, cabanas, playground, adventure trails, hockey rink, pickleball courts, and more. Plus, you're surrounded by endless green space, Bow River pathways, and convenient access to Stoney Trail, Highway 1, and Crowchild—making it just 20 minutes to downtown or a straight shot to the mountains. This isn't just a home—it's a statement. A retreat. A lifestyle. And it's waiting for you.

Built in 2022

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2210096    |
| Price          | \$1,699,900 |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 3,069       |
| Acres          | 0.12        |
| Year Built     | 2022        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 370 Rowley Way Nw |
| Subdivision | Haskayne          |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3L 0G5           |

### Amenities

|                |                                                                 |
|----------------|-----------------------------------------------------------------|
| Amenities      | Other                                                           |
| Parking Spaces | 3                                                               |
| Parking        | Aggregate, Driveway, Garage Faces Front, Triple Garage Attached |
| # of Garages   | 3                                                               |
| Waterfront     | See Remarks                                                     |

### Interior

|                   |                                                                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Stone Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | Bar Fridge, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Stove, Oven-Built-In, Range Hood, Refrigerator, Water Softener, Window Coverings                            |
| Heating           | In Floor, Forced Air, Natural Gas                                                                                                                                                   |
| Cooling           | Central Air                                                                                                                                                                         |
| Fireplace         | Yes                                                                                                                                                                                 |

|                 |                            |
|-----------------|----------------------------|
| # of Fireplaces | 1                          |
| Fireplaces      | Gas, Living Room           |
| Has Basement    | Yes                        |
| Basement        | Full, Unfinished, Walk-Out |

## Exterior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Other                                         |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                                                      |
| Construction      | Metal Siding, Stone, Stucco                                          |
| Foundation        | Poured Concrete                                                      |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 9th, 2025 |
| Days on Market | 25              |
| Zoning         | R-G             |
| HOA Fees       | 60              |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.