

# \$819,900 - 78 Royston Park Nw, Calgary

MLS® #A2216238

**\$819,900**

4 Bedroom, 4.00 Bathroom, 1,820 sqft

Residential on 0.06 Acres

Haskayne, Calgary, Alberta

An incredible opportunity to own a brand new home, the 'Carlisle II' in the desirable new community of Rockland Park with possession this Fall! This home is situated on a bright and sunny lot with a private west backyard. Featuring 4 bedrooms (3 up, 1 down), 3.5 bathrooms and two living spaces + a fully legal ONE BEDROOM basement suite, this property is perfect for investors, multi-generational living or those that want to decrease their costs by renting their basement! Built by Brookfield Residential, the Carlisle II model is a stunning home boasting over 1,800 square ft. of living space above grade. This open concept main floor has 9 ft. ceilings and extended height cabinets and a large island with a gourmet kitchen package including chimney hood fan and built-in oven + microwave. The main floor features a large great room with plenty of natural light and has an open concept design that is perfect for entertaining. Luxurious and resilient LVP flooring flows throughout the main level, making it perfect for those with children and pets. The main level is complete with a flex space that is perfect for a home office or children's play space with barn doors for privacy, and a 2 pc bathroom. The upper level features a central bonus room that separates the primary bedroom from secondary rooms. Enjoy the luxury of this large primary suite and a beautiful ensuite bathroom with dual sinks and a walk-in shower. Two more bedrooms, a full bathroom and upper level laundry room



complete the second level. The basement has a fully legal one bedroom suite with a full kitchen (appliances included), dining / living area, bedroom, full bathroom and private laundry. The legal suite is accessed by its own private side entrance - completely self contained. This home is brand new and upgraded both inside and out with spindle railings, knockdown ceilings, 200 amp power, BBQ gas line and fibre cement exterior siding! Lastly, it comes with a full Alberta New Home Warranty + builder warranty - allowing you to purchase with peace of mind! The home is complete with a private backyard and double parking pad. \*Please note: Photos are from a show home model for representation purposes and are not an exact representation of the property for sale.

Built in 2025

**Essential Information**

MLS® #	A2216238
Price	\$819,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,820
Acres	0.06
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	78 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	Double Vanity, 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	Exterior Entry, Finished, Full, Suite

### **Exterior**

Exterior Features	None
Lot Description	Back Lane, Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 30th, 2025
Days on Market	97
Zoning	R-G
HOA Fees	756
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Charles
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