# \$849,900 - 54 Royston Terrace Nw, Calgary

MLS® #A2225048

## \$849,900

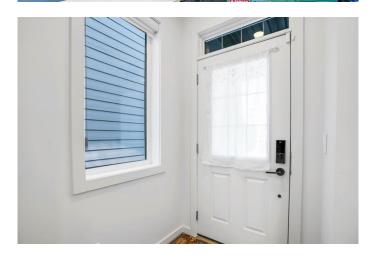
4 Bedroom, 3.00 Bathroom, 2,082 sqft Residential on 0.08 Acres

Haskayne, Calgary, Alberta

New Price! Stunning 4-Bedroom and 3 Full Bathroom Home in Award-Winning Rockland Park â€" The Hemsworth by Homes by Avi. Welcome to The Hemsworthâ€"a thoughtfully designed 2082 sq. ft. front-drive single-family home nestled in Calgary's prestigious Northwest community of Rockland Park, known for its breathtaking views of the Bearspaw Bow River Reservoir and an abundance of natural beauty. This elegant home is packed with upscale features and family-friendly functionality. The open-concept main floor boasts an open-to-below great room with an upgraded gas fireplace, creating a warm and inviting focal point. While the great room and dining area both back on to the rear wall, the dining area boxes out, elevating the architectural interest of the space. A main floor bedroom with a full bath provides flexibility for guests or multi-generational living. The chef-inspired kitchen includes an L-shaped layout with built-in appliances, a striking chimney hood fan, quartz countertops, luxury vinyl plank (LVP) flooring, and an oversized island with seating for four. A walk-through pantry connects the mudroom and garage directly to the kitchenâ€"ideal for unloading groceries with ease. Upstairs, a central bonus room provides separation and privacy between the spacious primary suite and the secondary bedrooms. Each bedroom features its own walk-in closet, with the larger of the children's bedrooms measuring an impressive 12' x 13'2". A convenient







upper-floor laundry room adds everyday practicality. The primary retreat is a true sanctuary with a beautifully appointed ensuite featuring double vanities, a freestanding tub, a glass-enclosed shower with floor-to-ceiling tile, and direct access to a large walk-in closetâ€"big enough to double as a dressing room. Other highlights include: Whole house water filtration system. Rear deck with gas lineâ€"perfect for summer barbecues. Dedicated room near the front entryâ€"ideal for a home office or the 4th bedroom. Private foyer layout with smart sightlines for added privacy. Whether you're relaxing by the fireplace, enjoying the smart flow of a family-focused floorplan, or taking in the natural serenity of Rockland Park, this home is built to elevate your lifestyle.

#### Built in 2023

## **Essential Information**

MLS® # A2225048 Price \$849,900

Bedrooms 4

Bathrooms 3.00

Full Baths 3

Square Footage 2,082

Acres 0.08

Year Built 2023

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

## **Community Information**

Address 54 Royston Terrace Nw

Subdivision Haskayne

City Calgary

County Calgary

Province Alberta
Postal Code T3L 0K2

## **Amenities**

Amenities Playground, Fitness Center, Picnic Area, Recreation Room

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features High Ceilings, Kitchen Island, No Animal Home, No Smoking Home,

Open Floorplan, Quartz Counters, Separate Entrance, Chandelier,

Double Vanity, Pantry, See Remarks

Appliances Dishwasher, Dryer, Refrigerator, Window Coverings, Garage Control(s),

Gas Range, Gas Water Heater, Microwave

Heating Forced Air

Cooling None
Fireplace Yes

# of Fireplaces 1

Fireplaces Electric, Great Room

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Features BBQ gas line, Private Yard

Lot Description Back Yard, Rectangular Lot, Front Yard

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed May 27th, 2025

Days on Market 45
Zoning R-G
HOA Fees 750
HOA Fees Freq. ANN

## **Listing Details**

Listing Office CIR Realty

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