

**237 Rowmont Drive NW**  
**Calgary, Alberta**

**MLS # A2234596**



**\$1,950,000**

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<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>	Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Tankless Hot Water, Wet Bar		

**Inclusions:** N/A

**5-BEDS | 4.5 BATHS | 4,850 TOTAL SQ.FT | 3-CAR GARAGE | SOUTH-FACING BACKYARD | LUXURY FINISHINGS | RIVER VALLY VIEWS** | Set on a premium, south-exposed lot overlooking the Bow River valley, this brand-new Crystal Creek home offers nearly 4,850 sq ft of well-appointed living space, designed to make the most of its incredible location. The open-to-above great room is filled with natural light, with expansive rear windows that frame the view and a sleek fireplace that adds warmth and style. The kitchen features premium appliances, full-height cabinetry, quartz counters, and a functional walk-through butler's pantry connecting to the mudroom. Near the dining area, sliding doors open to a covered rear deck, perfect for taking in the valley views or extending your living space outdoors on warm evenings. A dedicated front office on the main floor provides a quiet space to work from home. Upstairs, the south-facing primary suite features a private balcony with river valley views, a spa-inspired ensuite with freestanding tub and oversized glass shower, and a custom walk-in closet. Three additional bedrooms share both a Jack-and-Jill bath and a separate full bath, while a central bonus room and nearby laundry room offer practical space for family life. The finished basement includes a rec room with wet bar, a dedicated gym area, a flexible den, a fifth bedroom, and a full bathroom. An oversized triple garage, energy-efficient construction, and full new-home warranty complete the package. Located in Rockland Park with future schools, scenic pathways, and a private residents' clubhouse with pool, this move-in-ready estate home offers one of the best views in northwest Calgary. Book your private showing today before it's gone.