

**73 Royston Grove NW**  
**Calgary, Alberta**

**MLS # A2291753**



## \$844,800

<b>Division:</b>	Haskayne		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,265 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Interior Lot, Private, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to the Robson 24 by Brookfield Residential - a stunning, move-in ready home that combines timeless design with modern functionality. Perfectly situated in the heart of Rockland Park, this home sits on a large lot offering additional space and privacy. Boasting nearly 2,300 sq. ft. of beautifully designed living space above grade, this home seamlessly blends open-concept living with thoughtful details throughout. The grand front foyer opens into a bright and airy main level featuring 9-foot ceilings, wide sightlines, and a natural flow between the living, dining, and kitchen areas. The gourmet kitchen is a chef's dream, complete with a built-in chimney hood fan, built-in microwave, and gas range - all framed by elegant full-height cabinetry, quartz countertops, and a large central island perfect for entertaining. The kitchen overlooks the inviting living room, where a central fireplace anchors the space and creates the perfect setting for cozy evenings. A wall of windows floods the home with natural light, highlighting the spacious dining area that opens to the sunny backyard. A large main-floor office space with a full bathroom provides incredible flexibility for multi-generational living, guests, or a dedicated home office. At the heart of the home, a signature curved staircase creates a striking architectural statement - an elevated design feature rarely seen in today's market. Natural wood and iron spindle railings lead to the upper level which opens to a central bonus room, intelligently separating the primary suite from the secondary bedrooms for optimal privacy. Vaulted ceilings in the primary bedroom create an open and spacious room that offers a luxurious 5-piece ensuite with a deep soaker tub, dual vanities, private water closet, walk-in shower with 10mm glass and an expansive walk-in closet. Two additional bedrooms, a full bathroom, and a spacious

upper-floor laundry room complete the second level. The undeveloped basement features 9' foundation walls, bathroom rough-ins and a 200 amp panel, making future development that much easier. Outside, the backyard is a sun-filled retreat, providing the perfect space for outdoor entertaining and everyday relaxation. Backed by Brookfield's comprehensive builder warranty and the Alberta New Home Warranty Program, this brand-new property offers complete peace of mind. With its architectural charm, premium finishes, and unbeatable Rockland Park location, the Robson 24 is the perfect blend of sophistication, comfort, and practicality - ready for you to call home.