

\$875,000 - 73 Royston Grove Nw, Calgary

MLS® #A2268758

\$875,000

3 Bedroom, 3.00 Bathroom, 2,265 sqft
Residential on 0.08 Acres

Haskayne, Calgary, Alberta

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



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|--|-----------------------|--|
| 1 CABINETS - Kitchen Uppers + Full Height | 6 Laundry Floor Tile | 11 Bathroom Backsplash Main Floor and Main Bath Tub/Shower Wall Tile |
| 2 CABINETS - Kitchen Lowers + Island Remaining areas of home | 7 Bathroom Floor Tile | 12 Primary Shower Wall Tile |
| 3 Kitchen Countertop | 8 Carpet | 13 Primary Shower Floor Tile |
| 4 Bathroom Countertop | 9 LVP | 14 Railing Stain + Spindle |
| 5 Laundry Countertop | 10 Kitchen Backsplash | 15 N/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. *Please note: Photos are of a show home model and not an exact representation of the property for sale. Interior finishes shown on photo 2.

Built in 2025

Essential Information

MLS® #	A2268758
Price	\$875,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,265
Acres	0.08
Year Built	2025
Type	Residential

Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	73 Royston Grove Nw
Subdivision	Haskayne
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 0M3

Amenities

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

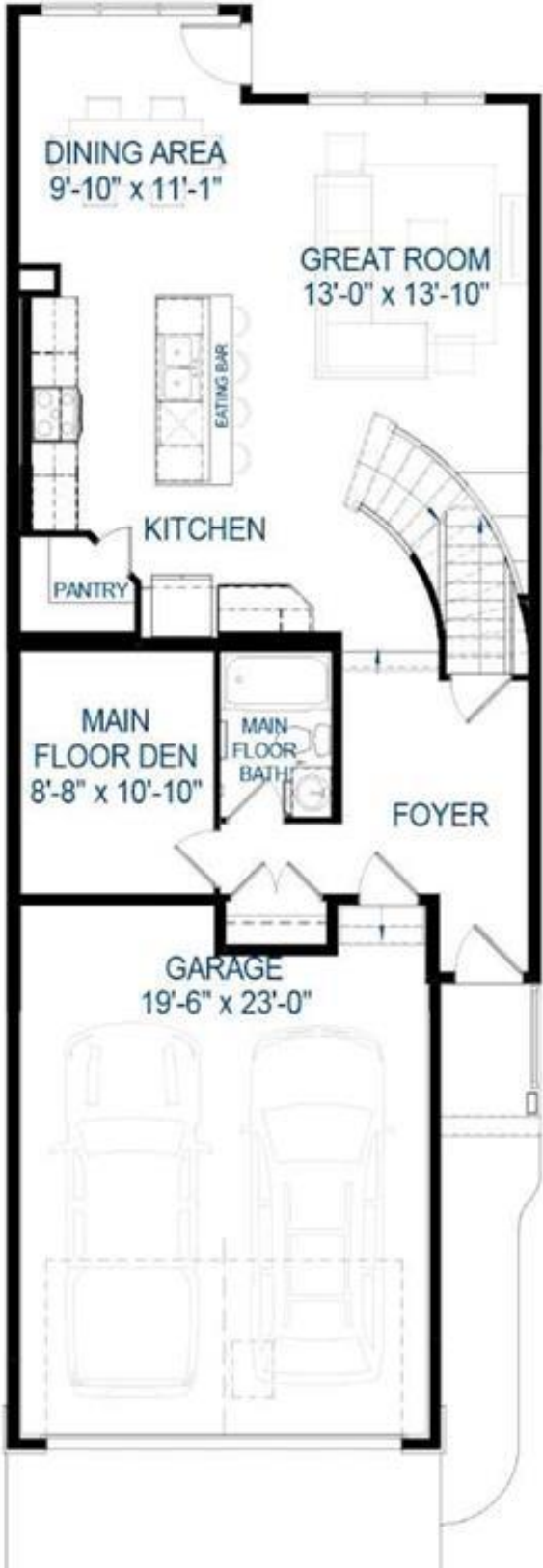
Interior

Interior Features	Bathroom Rough-in, Double ' Smoking Home, Open Fl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Gas Range Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	BBQ gas line, Private Entrance, Private Yard
Lot Description	Back Yard, Front Yard, Interior Lot, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information



Date Listed	November 6th, 2025
Days on Market	8
Zoning	RG
HOA Fees	756
HOA Fees Freq.	ANN

Listing Details

Listing Office	Charles
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