



GRASSROOTS
REALTY GROUP

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103, 30 Rochester View NW
Calgary, Alberta

MLS # A2262812



\$559,900

Division:	Haskayne		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,401 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	0.02 Acre		
Lot Feat:	Close to Clubhouse, Landscaped, See Remarks, Sloped		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 263
Basement:	None	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete, Slab	Utilities:	-
Features:	High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

MAYBE IT’S THE SOUTHERN LIGHT—OR HOW THE KITCHEN FLOWS INTO THE REAR PATIO—BUT EVERYTHING ABOUT THIS HOME JUST WORKS. The Magnolia model at Lavender Hill in Rockland Park delivers a smart layout, timeless finishes, and a sense of space that fits real life. The curb appeal is crisp and modern, with a SOUTH-FACING FRONT that keeps the main living areas bright throughout the day. Built into the natural slope of the hill, the design gives you a ground-level TANDEM DOUBLE GARAGE below and a second floor LIVING AREA THAT WALKS-OUT TO GRADE—something rarely found in a townhome. Inside, warm flooring and a neutral palette keep the focus on light and flow. The PRIVATE FRONT ENTRY—rare for attached homes—sets the tone for a plan that values function as much as style. On the main floor, the living, dining, and kitchen connect naturally. Toasted-almond LVP runs wall to wall, grounding the space in a calm, durable texture. The kitchen pairs designer QUARTZ COUNTERS with a modern subway tile backsplash, and a CENTRAL ISLAND that works as prep space, command centre, and casual dining spot. A rear entry door leads directly to BACK PATIO—perfect for grilling, morning coffee, or catching the evening light. Between the living room and stairs, a wide pocket of space adds a smart spot for a desk, bookshelf, or bar cart without interrupting flow. Upstairs, three bedrooms maximize privacy and efficiency. The PRIMARY BEDROOM includes an ENSUITE and WALK-IN CLOSET, while two secondary bedrooms, a main bath, and UPPER-FLOOR LAUNDRY handle the rest of daily life without wasted steps. ROCKLAND PARK amplifies it all: a northwest community designed around connection, outdoor living, and everyday convenience.

Scenic pathways link to parks and playgrounds, while plans for a RESIDENTS-ONLY CLUBHOUSE include an OUTDOOR POOL, FITNESS CENTRE, and courts. With mountain views to the west and quick access to both Crowchild and Stoney Trail, it's a community that balances retreat and reach in equal measure. Possession is ready for the end of November—a fresh start, in a brand-new home that makes practical look good. Book your showing today! • PLEASE NOTE: Photos are Virtual Renderings — fit and finish may differ on finished spec home. Interior selections and floorplans shown in photos.