



GRASSROOTS
REALTY GROUP

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101, 30 Rochester View NW
Calgary, Alberta

MLS # A2281284



\$586,900

Division:	Haskayne		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,472 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Garage Faces Front, Insulate		
Lot Size:	0.03 Acre		
Lot Feat:	Backs on to Park/Green Space, Corner Lot, Irregular Lot, Low Maintenance L		

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, Mixed, Stucco, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete, Slab	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

BEING AN END UNIT CHANGES EVERYTHING — and once you've lived with it, there's no going back. MORE WINDOWS where you actually notice them. SUBTLE BUMP-OUTS that soften the edges of the space. Only one shared wall. The difference isn't theoretical — it's felt. The main living level is organized with intention, not guesswork. The living room sits at the front of the home, anchored by END-UNIT WINDOWS that pull in EXTRA LIGHT and give the space real presence. The kitchen holds the centre, grounded by a BREAKFAST BAR ISLAND with space to prep, perch, eat, and linger, without turning the room into an obstacle course. At the back, the dining area opens directly to the PATIO, creating a natural extension of the space. From here, the view opens to COMMUNITY GREEN SPACE AND PATHWAYS, adding visual breathing room and an outdoor connection that makes the patio feel like a true part of daily life — not an afterthought. Upstairs, THREE BEDROOMS are arranged with clear hierarchy and smart separation. The primary sits at the back with its ensuite and walk-in closet, while the middle bedroom benefits directly from the end-unit position — a subtle bump-out and SIDE WINDOW that brings in natural light most interior units simply don't get. At the front, the third bedroom includes its own walk-in closet, quietly checking a few EXTRA boxes on the upper level. Down below, the same attention to practicality continues. The DOUBLE ATTACHED TANDEM GARAGE quietly does more than expected. Yes, it fits two vehicles — but it also absorbs the less glamorous parts of life. Bikes, bins, seasonal gear, and a dedicated UTILITY/STORAGE AREA that keeps the rest of the home feeling intentional instead of overrun. It's the kind of feature that doesn't shout, but

dramatically improves day-to-day living. And then there's Rockland Park — not just as a backdrop, but as an active part of your routine. This is a community designed to pull you outside: pathway-connected streets, parks woven throughout, a RESIDENTS-ONLY CLUBHOUSE WITH POOL AND AMENITIES, and easy access to nature without giving up city convenience. Walks feel purposeful. Errands feel closer. Add quick access to Crowchild and Stoney, and life stays connected without feeling busy. It's finished. IT'S AVAILABLE NOW. And it offers something that's hard to replicate later: an end-unit position in a community people are actively choosing for how it lives. If light, privacy, and a neighbourhood that genuinely adds to your day matter — THIS ONE DESERVES YOUR ATTENTION. • PLEASE NOTE: Photos are VIRTUAL RENDERINGS of the same model — fit & finish may differ on final spec home. Interior selections & floorplans shown in photos.