

\$559,900 - 103, 30 Rochester View Nw, Calgary

MLS® #A2262812

\$559,900

3 Bedroom, 3.00 Bathroom, 1,401 sqft

Single Family on 0.02 Acres

Haskayne, Calgary, Alberta

MAYBE ITâ€™S THE SOUTHERN LIGHTâ€™OR HOW THE KITCHEN FLOWS INTO THE REAR PATIOâ€™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 GRADEâ€™something rarely found in a townhome. Inside, warm flooring and a neutral palette keep the focus on light and flow. The PRIVATE FRONT ENTRYâ€™rare for attached homesâ€™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 PATIOâ€™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, itâ€™s a community that balances retreat and reach in equal measure. Possession is ready for the end of Novemberâ€”a fresh start, in a brand-new home that makes practical look good. Book your showing today! â€¢ PLEASE NOTE: Photos are Virtual Renderings â€” fit and finish may differ on finished spec home. Interior selections and floorplans shown in photos. (id:6289)

Built in 2025

Essential Information

Listing #	A2262812
Price	\$559,900
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,401
Acres	0.02
Year Built	2025
Type	Single Family
Sub-Type	Bare Land Condo

Community Information

Address	103, 30 Rochester View Nw
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Subdivision	Haskayne
City	Calgary
Province	Alberta
Postal Code	T3L0M8

Amenities

Amenities	Recreation Nearby, Shopping
Features	See remarks
Parking Spaces	2
Parking	Attached Garage, Concrete, Tandem
# of Garages	2
Has Pool	Yes
Pool	Outdoor pool

Interior

Appliances	Refrigerator, Range - Electric, Dishwasher, Microwave Range Hood Combo, Garage door opener
Heating	Natural gas Forced air
Cooling	None
# of Stories	3

Exterior

Exterior	Composite Siding
Exterior Features	Landscaped
Construction	Wood frame
Foundation	Poured Concrete, Slab

Listing Details

Listing Office	CIR Realty
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