



**102 Rochester Crescent NW
Calgary, Alberta**

MLS # A2323827



\$814,900

Division:	Haskayne		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,949 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Concrete Driveway, Double Garage Attached, Front Drive, G		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Front Yard, Interior Lot, Rectangular Lot, Zero Lot Line		

Heating:	High Efficiency, Forced Air, Humidity Control, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Tankless Hot Water, Walk-In Closet(s), Wired for Data		
Inclusions:	N/A		

THIS IS WHAT HAPPENS WHEN A FLOORPLAN THINKS BEYOND THE BASICS. The Halladay brings together architectural drama, everyday flexibility and the kind of future planning buyers are usually left to figure out later. The OPEN-TO-BELOW GREAT ROOM makes the first big impression, but the real win is how much life this home is ready to hold: a convenient MAIN-FLOOR FLEX ROOM, a proper bonus room upstairs and three bedrooms, each with its own walk-in closet. The kitchen is built to earn its central position with QUARTZ COUNTERS, tall maple cabinetry, extra pot-and-pan drawers, a GAS RANGE and upgraded French-door refrigerator. A two-storey rear window wall sends natural light through the main living area, while the dramatic fireplace wall gives the room a strong architectural anchor. The dining area opens directly to a finished 9' x 10' DECK, so summer dinners, morning coffee and fresh-air escapes are already part of the plan. Upstairs, the bonus room creates a true second living space with room for movie nights, toys, homework or a quiet place to land. The primary bedroom adds a FIVE-PIECE ENSUITE WITH DUAL SINKS, SOAKER TUB AND SEPARATE GLASS SHOWER, while the dedicated laundry room keeps the weekly chaos exactly where it belongs. The unfinished lower level is already thinking ahead with ' FOUNDATION WALLS, a SEPARATE SIDE ENTRANCE, enlarged window, bathroom plumbing, laundry rough-in and a separate sink rough-in. Add 200-amp service, EV-charger rough-in and solar-panel rough-in, and this home is ready for life well beyond move-in day. Then there is ROCKLAND PARK — a northwest community built around getting outside and actually using where you live. Pathways, parks and playgrounds are woven through the community, while The Lodge gives

residents an OUTDOOR POOL, HOT TUB, SKATING RINK AND PICKLEBALL COURTS close to home. That means summer swims, winter skates and spontaneous weekend plans are already built into the neighbourhood. Estimated possession is Fall 2026. Contact your agent, or reach out for further details. • PLEASE NOTE: Photos are of a SHOWHOME of a similar model – fit and finish may differ. Interior selections and floorplans shown in photos.