



302, 30 Rochester View NW  
Calgary, Alberta

MLS # A2324797



**\$499,900**

<b>Division:</b>	Haskayne		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse		
<b>Size:</b>	1,292 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Door Opener, Insulated		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Interior Lot, Low Maintenance Landscape, Rectangular Lot		

<b>Heating:</b>	High Efficiency, Forced Air, Humidity Control, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 263
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Composite Siding, Metal Siding, Stucco, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, High Ceilings, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s), Wired for Data		

**Inclusions:** N/A

HAVE YOU FOUND OUT WHETHER YOU QUALIFY FOR THE FIRST-TIME HOME BUYERS' GST REBATE? LAVENDER HILL IN ROCKLAND PARK IS CALLING. The pace slows down just enough to breathe, while everyday essentials remain within easy reach. River pathways, mountain access and a convenient downtown commute come together here in a way that works for day-to-day life. This three-storey Jasmine model from Homes by Avi delivers the kind of layout buyers are searching for right now: clean, efficient and thoughtfully planned from top to bottom. It starts with the ATTACHED TWO CAR GARAGE, giving you room for your vehicles plus the storage you will actually use. No compromises. No clutter creeping upstairs. The main living level is where this home really shines. It is open-concept without feeling like one oversized room, and every space has a clear purpose. The kitchen anchors it all with QUARTZ COUNTERS, a peninsula with breakfast-bar seating and modern cabinetry. Whether you are hosting or unwinding, the flow makes sense. Step out onto your own patio with a BUILT-IN GAS LINE, creating an easy extension of the living space for summer evenings and low-key weekends. Upstairs, the layout keeps delivering. The primary bedroom includes a walk-in closet and private ensuite. A second bedroom, also with a walk-in closet, sits across from a full bathroom, while upper-floor laundry keeps everything exactly where it belongs. Then there is the FLEX ROOM—one of the most useful spaces in the home. Office, gym, creative space or a place to close the door and focus, it adapts easily as your needs change. BUILT GREEN® certified, this home adds energy efficiency to a list that is already doing plenty of heavy lifting. The community adds even more. Rockland Park brings together walking paths, green spaces and

access to the Bow River, while The Lodge&mdash;your private HOA facility&mdash;is just minutes away. With a pool, hot tub, skating and pickleball, its amenities can quickly become part of your everyday routine. Estimated completion is October 2026, putting a brand-new home within reach for a fall move. For buyers looking for something polished, functional and easy to settle into, this is where the search starts to narrow. • PLEASE NOTE: Photos are of a DIFFERENT Spec Home of the same model &ndash; fit and finish may differ. Interior selections and floorplans shown in photos.