



GRASSROOTS
REALTY GROUP

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103, 30 Rochester View NW
Calgary, Alberta

MLS # A2328908



\$499,900

Division:	Haskayne		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,401 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, Interior Lot, Low Maintenance Landscape, Re		

Heating:	High Efficiency, Forced Air, Humidity Control, 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	Utilities:	-
Features:	High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		
Inclusions:	N/A		

ROCKLAND PARK BRINGS THE LIFESTYLE. THE MAGNOLIA BRINGS THE FLOORPLAN. Together, they deliver a confident, well-planned townhome surrounded by pathways, parks and connected streets that make it easy to get outside. The RESIDENTS-ONLY CLUBHOUSE adds a pool, fitness centre and courts to the everyday routine, while mountain views to the west and quick access to Crowchild and Stoney Trail make the location every bit as practical as it is appealing. For qualifying first-time buyers, the opportunity gets even better: RECEIVE 5% OFF through the FTHB GST rebate, while ONE FULL YEAR OF CONDO FEES IS COVERED—a savings of nearly \$3,200. Built into the natural slope of the site, this layout makes the most of every level. The garage entry includes a DOUBLE-ATTACHED GARAGE, while the main living floor walks out directly to the REAR PATIO and the green space and pathways beyond. Morning coffee outside. Dinner on the BBQ. An evening walk without getting in the car. It is all right there. Inside, the kitchen, dining and living spaces connect naturally, creating a main floor that feels open, social and easy to live in. Warm-toned luxury vinyl plank flooring brings the space together, QUARTZ COUNTERS keep the kitchen polished, and the large island earns its place at the centre of everything—from quick breakfasts and homework sessions to snacks, conversations and casual entertaining. A wide niche near the stairs adds the kind of flexible space buyers are always looking for. Use it as a compact workspace, reading corner, bookcase wall, yoga zone or household command centre. Upstairs, THREE BEDROOMS and UPPER-FLOOR LAUNDRY keep daily life running efficiently. The primary bedroom includes a private ENSUITE and WALK-IN CLOSET, while two additional bedrooms and a full bathroom

complete the level. Brand-new and READY FOR IMMEDIATE POSSESSION, this is a townhome with personality, practicality and meaningful savings in a community built for more than simply coming home. Book your showing and experience Lavender Hill in Rockland Park for yourself.