



GRASSROOTS
REALTY GROUP

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125 Rochester Way NW
Calgary, Alberta

MLS # A2334286



\$754,900

Division:	Haskayne		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,716 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape, Yard Drain		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	BBQ, Shed		

Welcome to this exceptionally well-maintained, like-new Brookfield Irvine model offering one of Rockland Park's most sought-after laned home floor plans. Thoughtfully designed with 3 bedrooms, 2.5 bathrooms, a mid level bonus room, and a dedicated mudroom entry, this home seamlessly blends functionality with upscale finishes. The heart of the home is the stunning Upgraded gourmet kitchen, featuring a striking waterfall island, premium finishes, and an open-concept layout perfect for entertaining. Luxury Vinyl Plank flooring runs throughout the home, complemented by knockdown ceilings and a fresh coat of paint on the main floor completed in 2025. The over-sized walk in pantry is a rarity in this type of home and has been adorned with California Closet Built In Shelving. The main floor has a sunken rear entry way with a dedicated mudroom that blends in a private powder room, large walk in closet and your doorway to the untouched basement with an abundance of storage, roughed in bathroom and washer dryer. The Bonus room allows for additional living space as a family room or office space with high ceilings and an abundance of natural light. The upper floor features a generous sized primary bedroom framed by an oversized window, walk in closet and 4pc Ensuite as well as 2 additional bedrooms and a main 4pc bath. Step outside to a truly low-maintenance outdoor living space featuring Trex composite decking with integrated deck lighting and hideaway aluminum privacy screens. The yard has been professionally landscaped with synthetic turf in the front, decorative rock in the rear, and a custom water evacuation system with French drains, allowing you to enjoy your outdoor space without the upkeep. Built with quality and convenience in mind, this home

includes a 200-amp electrical service, additional coax and connectivity upgrades, spray-foamed rim joists for improved energy efficiency, and a Kinetico reverse osmosis water softening system. Custom California Closets have been installed throughout the pantry, both main-floor closets, and the primary walk-in closet, while the premium Hunter Douglas blind package includes blackout blinds in the primary bedroom. The finished double detached garage is equally impressive, boasting a durable polyurea-coated floor and ventilated roofing that can accommodate heating. Additional features include an upgraded washer and dryer set, a basement deep freezer (included), and rough-ins for washer and dryer hookups on both the upper level and in the basement, providing flexibility for future needs. This is a rare opportunity to own a meticulously upgraded, move-in-ready home where every detail has been carefully considered. Simply unpack and enjoy.