



GRASSROOTS
REALTY GROUP

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93 Rochester Way NW
Calgary, Alberta

MLS # A2345101



\$1,299,000

Division:	Haskayne		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,662 sq.ft.	Age:	2024 (2 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance Landscap		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s)

Inclusions: Fridge x 2, Dishwasher X 2, Washer X 2, Dryer X 2, Microwave X 2, Furnace X 2, Central A/C X 2, Range Hood X 2

Welcome to this exceptional home in the sought-after northwest community of Haskayne, offering over 3,600 sq. ft of fully developed living space and a thoughtfully designed layout ideal for modern family living. Built in 2024, this impressive two-storey combines beautiful finishes, extensive upgrades and incredible flexibility with 6 total bedrooms and multiple living spaces. The main floor is bright and inviting, enhanced by larger-than-standard windows and expansive four-panel sliding doors that fill the home with natural light and create a seamless connection to the outdoors. At the heart of the home, the stylish kitchen offers an ideal setting for everyday meals and entertaining, flowing naturally into the dining and living areas. The open-concept living room is anchored by an upgraded Bentley Box gas fireplace. A dedicated den adds valuable flexibility for a home office or study. Upstairs, a spacious bonus room provides the perfect family retreat, complemented by 4 bedrooms on one level. The primary suite offers a relaxing escape with a beautifully appointed 5-piece ensuite and walk-in closet. Three additional bedrooms, a full bathroom and convenient upper laundry complete this functional family-friendly floor plan. The fully developed illegal suite in the walkout basement is an outstanding addition for extended or multi-generational families. With its own exterior entrance, 2 bedrooms, full kitchen with dishwasher, laundry, bathroom and spacious living area, there is room for everyone. Four-panel sliding doors bring in abundant natural light and provide direct backyard access. The lower level also offers potential for buyers wishing to explore future legal suite conversion, subject to municipal approval and permitting. Comfort is elevated with 2 furnaces and 2 central air-conditioning systems, including a dedicated furnace for the lower level, plus a water

softener. Outside, enjoy a fully landscaped and fenced yard, deck, patio and Gemstone Lights around the entire home, providing customizable year-round exterior lighting. An attached double garage completes the property. The lifestyle is just as impressive. Residents enjoy access to Rockland Park's exclusive HOA amenities at The Lodge and its four-acre park, featuring an outdoor pool, year-round hot tub, playground, pickleball courts, skating/adventure trail, hockey and basketball areas, fire pit and gathering spaces. Set along Calgary's northwest edge near the Bow River valley, the community is designed around an active outdoor lifestyle with an extensive network of pathways, parks and green spaces. Nearby shopping, dining and recreation at Crowfoot Crossing keep everyday amenities within easy reach while preserving the community's connection to nature. This is a home that delivers space, versatility and an exceptional lifestyle inside and out.