



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

133 Rochester Way NW
Calgary, Alberta

MLS # A2346918



\$780,000

Division:	Haskayne		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,819 sq.ft.	Age:	2021 (5 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance		

Inclusions:	n/a
--------------------	-----

Shows like brand new! Detached 2 story home with 4 bedrooms, 3.5 baths, over 2500 sq ft of developed living space (finished basement), double garage, large rear deck / front patio, A/C, landscaped, gemstone lighting, separate entrance to basement and much more upgrades on this newer home only few years old! As you walk through the front door, you are greeted by airy, 9-foot, knockdown ceilings and an abundance of natural light. The office by the front door boasts a large window and a barn door, making it the ideal space to work privately from home. The open-concept first floor features a chef's kitchen with spectacular white floor-to-ceiling cabinetry, quartz countertops and geometric backsplash tiles. This upgraded dream kitchen seamlessly integrates a built-in wall oven, a built-in microwave, a gas stove and a chimney-style hood vent. The generous island offers ample storage space and bar seating and creates the ideal space for entertaining! The main living/dining area features oversized patio doors that lead to a pressure treated deck complete with BBQ gas line. These doors are the pinnacle of design and functionality, blending indoor and outdoor entertainment seamlessly. The living room also features a gas fireplace with tile surround, perfect for those cooler nights. A two-piece powder room rounds off the main floor. Upstairs, you will find a dreamy retreat of a primary bedroom, complete with walk-in closet. The spa-like ensuite bathroom has been upgraded with dual sinks and a spacious stand-alone shower complete with floor-to-ceiling tile and 5mm glass. The Samsung front load washer and dryer are conveniently located in the laundry room just off the primary bedroom. A bonus room, a 4-piece bathroom and two other bedrooms complete the upper floor. Downstairs, the developed basement offers a fourth

bedroom ideal for guests, another 4-piece bathroom and a generous flex space. The home has an oversized 2-car detached garage. Rockland Park is a master planned community that will have numerous family-friendly amenities like an outdoor hockey rink, an outdoor swimming pool and hot tub, a 6,500 square foot HOA building and much more! Book your showing today.