



30 Rochester View Calgary Alberta

\$559,900

MAYBE IT'S THE SOUTHERN LIGHT--OR HOW THE KITCHEN FLOWS INTO THE REAR PATIO--BUT EVERYTHING ABOUT THIS HOME JUST WORKS. The Magnolia model at Lavender Hill in Rockland Park delivers a smart layout, timeless finishes, and a sense of space that fits real life. The curb appeal is crisp and modern, with a SOUTH-FACING FRONT that keeps the main living areas bright throughout the day. Built into the natural slope of the hill, the design gives you a ground-level TANDEM DOUBLE GARAGE below and a second floor LIVING AREA THAT WALKS-OUT TO GRADE--something rarely found in a townhome. Inside, warm flooring and a neutral palette keep the focus on light and flow. The PRIVATE FRONT ENTRY--rare for attached homes--sets the tone for a plan that values function as much as style. On the main floor, the living, dining, and kitchen connect naturally. Toasted-almond LVP runs wall to wall, grounding the space in a calm, durable texture. The kitchen pairs designer QUARTZ COUNTERS with a modern subway tile backsplash, and a CENTRAL ISLAND that works as prep space, command centre, and casual dining spot. A rear entry door leads directly to BACK PATIO--perfect for grilling, morning coffee, or catching the evening light. Between the living room and stairs, a wide pocket of space adds a smart spot for a desk, bookshelf, or bar cart without interrupting flow. Upstairs, three bedrooms maximize privacy and efficiency. The PRIMARY BEDROOM includes an ENSUITE and WALK-IN CLOSET, while two secondary bedrooms, a main bath, and UPPER-FLOOR LAUNDRY handle the rest of daily life without wasted steps. ROCKLAND PARK amplifies it all: a northwest community designed around connection, outdoor living, and everyday convenience. Scenic pathways link to parks and playgrounds, while plans for a RESIDENTS-ONLY CLUBHOUSE include an OUTDOOR POOL, FITNESS CENTRE, and courts. With mountain views to the west and quick ac...

Living room 16.33 Ft x 12.08 Ft

Dining room 9.50 Ft x 12.08 Ft

Kitchen 10.17 Ft x 12.08 Ft

2pc Bathroom Measurements not available

Primary Bedroom 10.42 Ft x 12.00 Ft

3pc Bathroom Measurements not available

3pc Bathroom Measurements not available

Bedroom 9.00 Ft x 8.67 Ft

Bedroom 10.67 Ft x 8.50 Ft

Laundry room Measurements not available

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Listing Presented By:



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