



# 30 Rochester View Calgary Alberta

\$559,900

The Magnolia at Lavender Hill is built into the natural slope of the site, which means you get a garage-level entry with a TANDEM DOUBLE-ATTACHED GARAGE, and a main living floor that WALKS OUT DIRECTLY TO THE REAR PATIO and the green space/pathways beyond. Translation: you can finish dinner, step outside, and take a post-meal loop like it's your routine -- BECAUSE IT WILL BE. Coffee out back. BBQ within arm's reach. Fresh air breaks that don't require a full wardrobe change and a staircase negotiation. Inside, the middle level does what too many plans only promise to do: it keeps the kitchen, dining, and living connected without turning your entire life into one big room. Warm-toned luxury vinyl plank flooring grounds the space, quartz counters keep it clean and modern, and the KITCHEN ISLAND isn't decorative -- it's the command centre where homework lands, snacks disappear, and friends orbit. Near the stairs, a wide niche gives you that "EXTRA" SPACE everyone needs but nobody can explain: laptop drop zone, bookcase moment, bar cart, the place your keys stop playing hide-and-seek. Upstairs, three bedrooms and UPPER LAUNDRY keep things efficient (and your weekends shorter). The primary bedroom brings the ENSUITE + WALK-IN CLOSET, while two additional bedrooms and a full bath round out the level without weird angles or wasted hallway. ROCKLAND PARK SEALS THE DEAL: pathway-connected streets, parks woven throughout, and a planned residents-only clubhouse with pool, fitness centre, and courts -- the kind of community design that makes you leave the house on purpose. Mountain views to the west, quick access to Crowchild and Stoney Trail when real life calls. Brand-new and READY FOR IMMEDIATE POSSESSION. If you want a townhome that lives CONFIDENTLY -- not cautiously -- book your showing and come see why THIS ONE is the right fit. o PLEASE NOTE: Photos are Virtual Renderings ...

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

Listing Presented By:



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