

30 Rochester View Calgary Alberta

$499,800

GREENSPACE VIEWS, TWO-CAR PARKING AND RESORT-STYLE AMENITIES--welcome to the Magnolia 2.1 at Lavender Hill in Rockland Park. This thoughtfully designed three-storey townhome blends contemporary finishes with a practical layout, creating a stylish, low-maintenance home for first-time buyers, families, professionals or investors.The entry level offers direct access to the tandem attached garage, providing two indoor parking spaces along with valuable room for storage. Outside, a private front patio faces the greenspace and includes a natural gas BBQ hookup--the perfect spot for summer grilling, morning coffee or relaxing outdoors.The open-concept main floor is bright, welcoming and made for everyday living. Durable vinyl plank flooring connects the kitchen, dining and living areas, while a flexible nook offers the ideal place for a home office, reading corner or beverage station. The kitchen stands out with quartz countertops, sleek matte-black plumbing fixtures and an upgraded French-door refrigerator with a pull-out freezer. A convenient powder room completes this level.Upstairs, the private primary retreat features an ensuite and walk-in closet. Two additional bedrooms, a full bathroom and upper-floor laundry provide the space and convenience needed for family life, guests or working from home. Quartz countertops throughout give the entire home a polished, cohesive finish.Life in Rockland Park extends far beyond your front door. Community amenities include an outdoor pool and hot tub, pickleball and basketball courts, a children's playground, and a hockey rink during the winter--offering year-round opportunities to stay active, connect with neighbours and enjoy the outdoors. With nearby pathways, natural surroundings and a convenient route toward downtown or the mountains, this is a home and community designed for the way you want to live.Book your private showing...

Kitchen 12.08 Ft x 10.17 Ft

Dining room 12.08 Ft x 9.50 Ft

Living room 12.08 Ft x 16.33 Ft

2pc Bathroom .00 Ft x .00 Ft

Primary Bedroom .00 Ft x .00 Ft

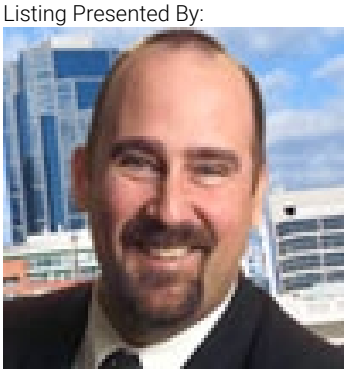
Bedroom 8.50 Ft x 10.67 Ft

Bedroom 8.67 Ft x 9.00 Ft

3pc Bathroom .00 Ft x .00 Ft

4pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



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