



# 30 Rochester View Calgary Alberta

\$524,900

Welcome to Lavender Hill at Rockland Park! This stunning 3-storey townhome, crafted by Homes by Avi, offers modern living with a touch of elegance in the heart of a vibrant community. The Jasmine Model is designed to impress with its thoughtful layout and premium finishes, ideal for first-time buyers, downsizers, and investors alike. As you enter through the main floor, you'll find an attached two-car tandem garage, providing ample space for vehicles and storage. The open-concept second floor seamlessly integrates the living room, dining area, and kitchen, creating a perfect space for entertaining or simply relaxing. The kitchen is a chef's delight, featuring a breakfast bar and the option to upgrade to luxurious quartz countertops. A convenient 2-piece bath and a rear patio with gas lines for a future BBQ complete this level, perfect for outdoor dining and entertaining. The third floor is a sanctuary of comfort and functionality. The master bedroom is a retreat with a spacious walk-in closet and a private 3-piece ensuite. A secondary bedroom also boasts a walk-in closet, ensuring ample storage for all your needs. The 3-piece main bath and a dedicated laundry room add to the convenience of this floor. Not to be missed, a versatile third floor den provides the perfect space for a home office, a cozy reading nook, a fitness room, or anything else you might imagine. This additional room offers endless possibilities to suit your lifestyle. This BUILT GREEN(R) certified townhome is not only beautiful but also energy-efficient, ensuring a sustainable and cost-effective lifestyle. Lavender Hill's private courtyards and attached garages add to the appeal, offering both privacy and convenience. Located just a two-minute walk from The Lodge, Rockland Park's impressive HOA facility, you'll have exclusive access to a 4,750 sq ft lifestyle center. Enjoy the outdoor pool, hot tub, i...

Living room 12.50 Ft x 15.50 Ft

Dining room 10.33 Ft x 11.08 Ft

Kitchen 12.25 Ft x 11.08 Ft

Pantry Measurements not available

2pc Bathroom Measurements not available

Laundry room Measurements not available

Other Measurements not available

3pc Bathroom Measurements not available

Den 9.75 Ft x 7.92 Ft

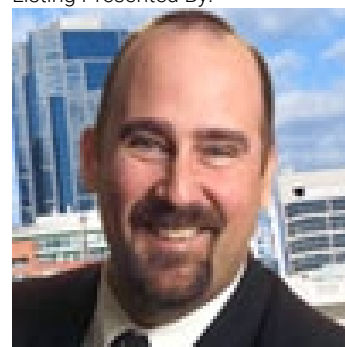
Primary Bedroom 11.08 Ft x 10.08 Ft

Other Measurements not available

3pc Bathroom Measurements not available

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
CIR Realty

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca

Bedroom 10.17 Ft x 11.58 Ft

Other Measurements not available