

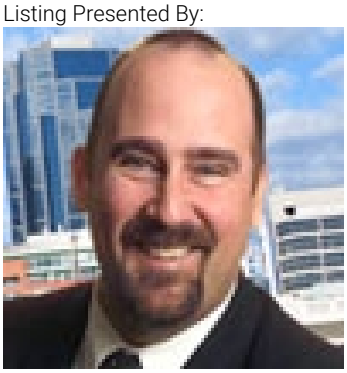
93 Rochester Way Calgary Alberta

$1,235,000

Welcome to this exceptional home in the sought-after northwest community of Haskayne, offering over 3,600 sq. ft of fully developed living space and a thoughtfully designed layout ideal for modern family living. Built in 2024, this impressive two-storey combines beautiful finishes, extensive upgrades and incredible flexibility with 6 total bedrooms and multiple living spaces.The main floor is bright and inviting, enhanced by larger-than-standard windows and expansive four-panel sliding doors that fill the home with natural light and create a seamless connection to the outdoors. At the heart of the home, the stylish kitchen offers an ideal setting for everyday meals and entertaining, flowing naturally into the dining and living areas. The open-concept living room is anchored by an upgraded Bentley Box gas fireplace. A dedicated den adds valuable flexibility for a home office or study.Upstairs, a spacious bonus room provides the perfect family retreat, complemented by 4 bedrooms on one level. The primary suite offers a relaxing escape with a beautifully appointed 5-piece ensuite and walk-in closet. Three additional bedrooms, a full bathroom and convenient upper laundry complete this functional family-friendly floor plan.The fully developed illegal suite in the walkout basement is an outstanding addition for extended or multi-generational families. With its own exterior entrance, 2 bedrooms, full kitchen with dishwasher, laundry, bathroom and spacious living area, there is room for everyone. Four-panel sliding doors bring in abundant natural light and provide direct backyard access. The lower level also offers potential for buyers wishing to explore future legal suite conversion, subject to municipal approval and permitting.Comfort is elevated with 2 furnaces and 2 central air-conditioning systems, including a dedicated furnace for the lower level, plus a water soften...

5pc Bathroom 12.08 Ft x 5.67 Ft
5pc Bathroom 12.58 Ft x 11.42 Ft
Bedroom 14.92 Ft x 9.67 Ft
Bedroom 15.08 Ft x 10.58 Ft
Bedroom 15.08 Ft x 10.08 Ft
Bonus Room 15.17 Ft x 13.92 Ft
Bedroom 13.92 Ft x 10.00 Ft
Bedroom 14.75 Ft x 9.92 Ft
Kitchen 9.67 Ft x 7.42 Ft
Recreational, Games room 15.33 Ft x 15.08 Ft
2pc Bathroom 5.92 Ft x 5.67 Ft
Den 8.83 Ft x 8.75 Ft

Listing Presented By:



Originally Listed by:
Real Broker

http://derekthistle.com/

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Laundry room 7.67 Ft x 6.33 Ft

Primary Bedroom 18.92 Ft x 12.67 Ft

Other 8.08 Ft x 6.92 Ft

3pc Bathroom 10.08 Ft x 5.50 Ft

Dining room 12.42 Ft x 10.50 Ft

Foyer 9.50 Ft x 7.92 Ft

Kitchen 18.17 Ft x 14.17 Ft