

103, 30 Rochester View NW
Calgary, Alberta

MLS # A2275634



\$528,800

Division:	Haskayne		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,401 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Garage Faces Front, Insulate		
Lot Size:	0.03 Acre		
Lot Feat:	Backs on to Park/Green Space, Interior Lot, Low Maintenance Landscape, Re		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 263
Basement:	None	LLD:	-
Exterior:	Composite Siding, Mixed, Stucco, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete, Slab	Utilities:	-
Features:	High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

ROCKLAND PARK SEALS THE DEAL: walking paths, connected streets, parks woven throughout, and a 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. 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. Inside, the main level does what too many plans only promise to do: it keeps the kitchen, dining, and living connected. Warm-toned luxury vinyl plank flooring grounds the space, quartz counters keep it clean and modern, and that KITCHEN ISLAND — 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 - laptop drop zone, bookcase moment, or that coveted yoga space. Upstairs, three bedrooms and UPPER LAUNDRY keep things efficient - the primary bedroom brings the ENSUITE + WALK-IN CLOSET, while two additional bedrooms and a full bath round out the level. 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. • PLEASE NOTE: Photos are of the showhome of the same model — fit & finish may differ on final spec home. Interior selections & floorplans for unit 103 shown in

photos.