



THE
A-TEAM

**RE/MAX
FIRST**

30 ROCHESTER View #45, Calgary T3L 2M4

MLS® #: **A2166564**

Area:

Listing **09/25/24**

List Price: **\$534,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2025**
Lot Information
Lot Sz Ar: **6,544 sqft**
Lot Shape: **Approved plot plan pending. Final dimensions may differ slightly.**

Finished Floor Area

Abv Sqft: **1,292**

Low Sqft:

Ttl Sqft: **1,292**

DOM

87

Layout

Beds: **2 (2)**

Baths: **2.5 (2 1)**

Style: **Townhouse**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

Landscaped, Street Lighting, Sloped, Treed

220 Volt Wiring, Concrete Driveway, Double Garage Attached, Garage Door Opener, Insulated, Tandem

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central, High Efficiency, ENERGY STAR Qualified Equipment, Forced Air, Humidity Control, Natural Gas**

Sewer:
Ext Feat: **Balcony, Courtyard, Private Entrance**

Kitchen Appl: **Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator**
Int Feat: **Breakfast Bar, Open Floorplan, Pantry, Walk-In Closet(s), Wired for Data**
Utilities:

Construction: **Composite Siding, Concrete, Metal Siding, Stucco, Wood Frame**

Flooring: **Carpet, Vinyl Plank**

Water Source:

Fnd/Bsmt:

Slab

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main		Living Room	Second	12`6" x 15`6"
Dining Room	Second	10`4" x 11`1"	Kitchen	Second	12`2" x 11`1"
Pantry	Second		2pc Bathroom	Second	
Laundry	Third		Bedroom	Third	10`2" x 11`7"
Walk-In Closet	Third		3pc Bathroom	Third	
Den	Third	9`9" x 7`11"	Bedroom - Primary	Third	11`1" x 10`1"

Walk-In Closet

Third

3pc Ensuite bath
Legal/Tax/Financial

Third

Condo Fee:
\$263

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1

Legal Desc: 0000000

Remarks

Pub Rmks: **Welcome to Lavender Hill at Rockland Park! This modern 3-storey townhome by Homes by Avi blends contemporary design with comfort, perfect for first-time buyers, downsizers, or investors. The Jasmine model offers a well-thought-out layout and quality finishes for effortless living. The main floor welcomes you with an attached two-car tandem garage, providing generous room for parking and storage. Head upstairs to the open-concept second floor, where the living room, dining area, and kitchen seamlessly connect—an ideal setting for entertaining or unwinding. The kitchen features a breakfast bar, with standard sleek quartz countertops. A 2-piece bath and a rear patio with gas lines for a future BBQ enhance this level, perfect for alfresco dining. Up on the third floor, the master bedroom serves as a peaceful retreat with a large walk-in closet and a private 3-piece ensuite. A secondary bedroom, also equipped with a walk-in closet, and a 3-piece main bath offer added convenience. A dedicated laundry room is located on this floor for ultimate ease. The versatile den is ready for whatever you envision—whether it's a home office, gym, or creative space. As a BUILT GREEN® certified home, this townhome offers energy efficiency along with style. Enjoy the private courtyards and attached garages for added convenience. Living at Lavender Hill means you're just a two-minute walk from Rockland Park's HOA facility, The Lodge. With exclusive access to a 4,750 sq ft lifestyle center featuring an outdoor pool, hot tub, ice rink, pickleball courts, and more, you'll love connecting with neighbors and enjoying the community's amenities. Available for possession in August 2025, this home offers the perfect balance of modern design, practical features, and affordability. Discover life at Lavender Hill in Rockland Park—designed with you in mind.**

Inclusions: N/A
Property Listed By: CIR Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

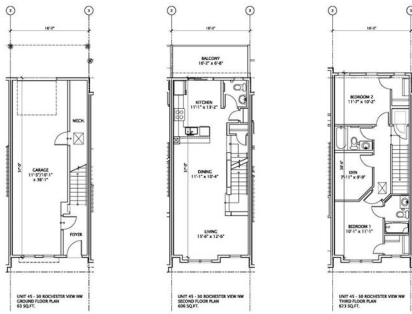






NOTE: Area size was calculated by applying the BMS measurements to floorprints provided by the builder.

Jessica Henderson
 228 S. Holly
 813-261-0779
 jhenderson@trinity.ca



PROJECT: LAVENDER HILL @ ROCKLAND PARK
INTERIOR FINISHING
 05.09.24

Due to the limitations of the construction of certain finishes, the client has not yet been able to provide a final schedule of finishes. The client has not yet been able to provide a final schedule of finishes. The client has not yet been able to provide a final schedule of finishes.



September 24, 2024

HOMES BY AVI RESERVES THE RIGHT TO MAKE MODIFICATIONS OR SUBSTITUTIONS WITHOUT NOTICE. SUBJECT TO PRODUCT AVAILABILITY.

CABINETS
 Kitchen & Bath
 OPTIONS

Coffee Mill Saddle Stone Sheri Beady

LAMINATE COUNTER TOPS:
 BATHROOM
 OPTIONS

Cool Chic Weathered Stone Poppen

QUARTZ COUNTER TOPS:
 BATHROOM
 OPTIONS

Organic White Cool Clay Stone Grey

HOMES BY AVI RESERVES THE RIGHT TO MAKE MODIFICATIONS OR SUBSTITUTIONS WITHOUT NOTICE. SUBJECT TO PRODUCT AVAILABILITY.

KITCHEN & BATHROOM WALL TILE:

Counter - Travertine Tiles
 6" x 12" Subway Tile - Blanco Matte

UPGRADE OPTIONS:
 Kitchen Backsplash & Bathroom Wall Tile

Efficiency Studio Travertine Stone Efficiency Studio Travertine Stone
 1.5M - Travertine Grained Orange 1.5M - Travertine Grained Orange

LVP FLOORING:
 Main Entry, Living Room, Dining & Entry (hard), Main Bath, Laundry & Laundry

Scoured Almond Golden Raince Grey Spook

HOMES BY AVI RESERVES THE RIGHT TO MAKE MODIFICATIONS OR SUBSTITUTIONS WITHOUT NOTICE. SUBJECT TO PRODUCT AVAILABILITY.

UPGRADE OPTION: Glazed Porcelain Tile
 Main Entry - 12" Bath - Main Bath - Ensuite

Travertine Stone

CABETS:
 Stone, Bedrooms & Hallway

Kerensky Hill Cloud

Main Light Fixture

Avia - 18" x 12" x 7.5" LED Flush Mount Fixture

Main Light Fixture - Linear Fixture (Standard)

HOMES BY AVI RESERVES THE RIGHT TO MAKE MODIFICATIONS OR SUBSTITUTIONS WITHOUT NOTICE. SUBJECT TO PRODUCT AVAILABILITY.