



THE
A-TEAM

**RE/MAX
FIRST**

30 ROCHESTER View #34, Calgary T3L 2M4

MLS® #: **A2192440** Area: **Haskayne** Listing Date: **02/05/25** List Price: **\$499,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2026**
Lot Information
 Lot Sz Ar: **6,544 sqft**
 Lot Shape: **Approved plot plan pending. Final dimensions may differ slightly.**

Finished Floor Area
 Abv Sqft: **1,310**
 Low Sqft:
 Ttl Sqft: **1,310**

DOM

17
Layout
 Beds: **2 (2)**
 Baths: **2.5 (2 1)**
 Style: **Townhouse**

Parking

Ttl Park: **2**
 Garage Sz: **2**

Access:
 Lot Feat: **Landscaped, Street Lighting, Sloped, Treed**
 Park Feat: **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**

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

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

Flooring: **Carpet, Vinyl Plank**

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:

Water Source:
 Fnd/Bsmt:
Slab

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main		Living Room	Second	12`6" x 15`6"
Dining Room	Second	10`4" x 11`1"	Kitchen	Second	13`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	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 beautiful executive community is nestled next to the Bow River with the privacy and views of Bearspaw to the west, and both Lynx ridge and Tuscany to the North. A gorgeous amenities rich community with quick access to the call of the mountains, and the luxury of Kananaskis - while still allowing that perfect commute to downtown. This modern 3-storey townhome with an attached 2 car garage by Homes by Avi blends contemporary design with comfort, perfect for that discerning buyer. The Jasmine model offers a well-thought-out layout and quality finishes for effortless living. The main floor welcomes you with an attached 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 and taking in the views. 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 beautiful walking paths in the community for added convenience. Living at Lavender Hill means you're just a two-minute run 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 Spring 2026, 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. Please note the photos are virtual renderings of the project and interiors. Directions: West on Nose Hill Drive off Stoney Trail, right at the roundabout.**

Inclusions: **N/A**
 Property Listed By: **CIR Realty**

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







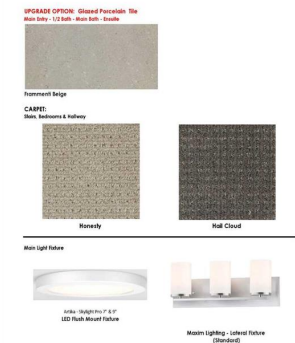
SITE MAP



PROJECT: LAVENDER HILL @ ROCKLAND PARK
INTERIOR FINISHING
Honest by AVI
 05.09.24



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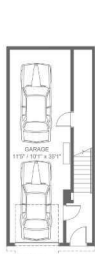
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34, 30 Rochester View NW

2 Bed + Den | 2.5 Bath
RMS: 1,310 SQ FT




Ground Floor
57 SQ FT



Second Floor
622 SQ FT



Third Floor
631 SQ FT

 NOTE: Area size was calculated by applying the RMS measurements to blueprints provided by the builder.

February 4, 2025