

# \$750,000 - 15 Rochester View Nw, Calgary

MLS® #A2201398

**\$750,000**

3 Bedroom, 3.00 Bathroom, 1,749 sqft  
Residential on 0.07 Acres

Haskayne, Calgary, Alberta

Welcome to Rockland Park â€” A Stunning Family Home in NW Calgaryâ€™s Haskayne Community

Step into this beautifully designed laned home in the sought-after community of Rockland Park. Featuring 3 bedrooms, 2.5 bathrooms, and a spacious 21 x 19 double detached garage, this property offers modern living with thoughtful upgrades throughout.

As you enter, youâ€™re greeted by an open-concept main floor that includes a bright living room with a stylish fireplace, a dining area perfect for family meals, and a stunning kitchen designed to impress. The kitchen is equipped with stainless steel appliances, a gas stove, a large stainless steel sink, and ample counter space with upgraded quartz countertops. A custom-built island with room for seating, a large pantry, and a convenient half bathroom complete this level. Step out from the living area to the back entrance, where youâ€™ll find a deck overlooking your private, fully fenced, and landscaped yard â€” ideal for low-maintenance outdoor living.

Upstairs, the primary bedroom offers a serene retreat with a 3-piece ensuite and a spacious walk-in closet. Two additional bedrooms, a 4-piece main bathroom, and a generously sized laundry room round out the upper floor. Plus, thereâ€™s a bonus room â€” perfect for a play area or cozy reading nook â€” as well



as a main floor office space for added convenience.

Outside, the extended deck provides the perfect space for entertaining or enjoying quiet evenings under the stars. The yard is fully fenced, with wind-blocking privacy slats and landscaped, offering both privacy and ease of maintenance.

This home showcases pride of ownership, with numerous upgrades from the builder's standard design, ensuring a move-in-ready experience. Key upgrades include a gas stove, a proper hood fan range, and luxury vinyl plank flooring throughout the main floor.

Located in the family-friendly Rockland Park community, you'll enjoy access to the Community Recreation Centre, just a short walk away. Amenities include an outdoor pool, hot tub, pickleball courts, an amphitheatre, fire pits, playgrounds, a hockey rink, and basketball courts. The community also features scenic pathways, parks, and plans for future schools and commercial developments. With easy access to Stoney Trail and a quick route to the mountains, this location is perfect for both convenience and adventure.

Don't miss the opportunity to make this exceptional property your new home. Schedule a viewing today and experience all that Rockland Park has to offer!

Built in 2021

### **Essential Information**

MLS® #	A2201398
Price	\$750,000
Bedrooms	3
Bathrooms	3.00

Full Baths	2
Half Baths	1
Square Footage	1,749
Acres	0.07
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	15 Rochester View Nw
Subdivision	Haskayne
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L0H1

### **Amenities**

Amenities	Clubhouse, Recreation Facilities, Recreation Room, Racquet Courts, Spa/Hot Tub
Parking Spaces	2
Parking	Double Garage Detached, Garage Door Opener
# of Garages	2

### **Interior**

Interior Features	Kitchen Island, No Smoking Home
Appliances	Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Private Yard
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Lot Description	Back Lane, Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 12th, 2025
Days on Market	2
Zoning	R-G
HOA Fees	60
HOA Fees Freq.	MON

### **Listing Details**

Listing Office	RE/MAX First
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