

412 Rochester Terrace NW  
Calgary, Alberta

MLS # A2305054



## \$878,800

<b>Division:</b>	Haskayne		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,322 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Rectangular Lot		

<b>Heating:</b>	High Efficiency	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bathroom Rough-in, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Tankless Hot Water, Walk-In Closet(s)

**Inclusions:** \$5529 Appliance Allowance to be used at the builder's supplier.

READY FOR POSSESSION MAY 26, 2026. Say "hello" to the Elbow model by award winning builder, Cedarglen Homes. Set on a quiet street in Rockland Park, this brand new home offers over 2300 sq ft and blends modern comfort with a layout that truly supports everyday living. Step inside and you are greeted by a welcoming foyer that opens into a versatile FLEX ROOM at the front of the home, perfect for a home office, playroom, or quiet retreat. As you continue into the home, the space naturally opens up into the main living area where the kitchen, dining nook, and great room connect effortlessly. Large windows bring in an abundance of natural light, giving the space a bright and inviting feel throughout. The ELECTRIC FIREPLACE anchors the great room, creating a cozy focal point for evenings at home. The kitchen is both stylish and practical. A central island offers plenty of prep space, while the WALK-THRU PANTRY keeps everything organized and within easy reach. A \$5529 appliance allowance will be provided to you to select your desired appliances. Just off the kitchen, the mudroom adds everyday convenience with built-in bench seating and direct access to the DOUBLE ATTACHED GARAGE, making busy mornings and grocery runs feel seamless. Upstairs, the layout continues to impress. A spacious BONUS ROOM sits at the center of the home, creating a natural gathering space for movie nights or relaxed weekends. The primary suite feels like a true retreat, with a generous WALK-IN CLOSET and a beautiful ensuite featuring a CUSTOM SHOWER, dual sinks, large soaker tub and thoughtful finishes. Two additional bedrooms are well-sized and positioned for privacy along with a secondary 5 pc bathroom (dual sinks and compartmentalized shower/tub area). The UPPER LEVEL LAUNDRY adds a layer of convenience you will

appreciate every day. The basement offers a SIDE ENTRANCE and is currently undeveloped, offering a blank canvas for future plans. Whether you envision a home gym, additional bedrooms, or a recreation space, there is room here to grow and adapt over time. Outside, the rear deck extends your living space into the warmer months, creating the perfect setting for summer dinners or quiet mornings with coffee. Living in Rockland Park is about more than just the home. This is one of Calgary's most exciting northwest communities. Surrounded by pathways, parks, and access to the Bow River, it is a place where weekend walks, bike rides, and time outdoors become part of your daily routine. With future schools, amenities, and a strong sense of community already taking shape, Rockland Park offers both immediate comfort and long-term value. Come experience it for yourself and see what life here could look like. Book your showing today! \*Photos are from a different property that is completed - same model, different finishings. Please see last photo for interior selections of this home.\*