



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**14 ROCKCLIFF Terrace, Calgary T3G 0G6**

MLS®#: **A2111711**

Area: **Rocky Ridge**

Listing Date: **03/01/24**

List Price: **\$2,425,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2024**

Lot Information

Lot Sz Ar: **8,342 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **4,131**  
Low Sqft:  
Ttl Sqft: **4,131**

DOM

**78**

Layout

Beds: **5 (4 1 )**  
Baths: **5.0 (5 1)**  
Style: **2 Storey**

Parking

Ttl Park: **8**  
Garage Sz: **4**

Access:

Lot Feat:

Park Feat:

**Backs on to Park/Green Space,Reverse Pie Shaped Lot,Level,Other,See Remarks,Views  
Quad or More Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **In Floor Roughed-In,Fireplace(s),Forced  
Air,Natural Gas**  
Sewer:  
Ext Feat: **BBQ gas line**

Construction: **Cement Fiber Board,Stucco**  
Flooring: **Hardwood,Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Freezer,Built-In Oven,Built-In Refrigerator,Dishwasher,Dryer,Gas Cooktop,Microwave,Range Hood,See Remarks,Washer,Wine Refrigerator**  
Int Feat: **Bookcases,Chandelier,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island**  
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	14`0" x 13`10"
Kitchen	Main	17`2" x 11`0"
Office	Main	10`4" x 13`0"
Bedroom - Primary	Upper	20`0" x 15`8"
Bedroom	Upper	14`0" x 12`0"
Bedroom	Upper	12`0" x 14`0"
4pc Bathroom	Upper	10`6" x 5`4"
4pc Bathroom	Lower	10`6" x 5`4"
Game Room	Lower	9`8" x 11`8"
Exercise Room	Lower	12`2" x 15`6"
Laundry	Upper	7`0" x 12`0"

Room	Level	Dimensions
Family Room	Main	17`4" x 15`6"
Sunroom/Solarium	Main	11`8" x 13`0"
Loft	Upper	17`4" x 15`8"
5pc Ensuite bath	Upper	12`1" x 18`1"
Bedroom	Upper	14`0" x 12`0"
4pc Bathroom	Upper	10`6" x 5`4"
4pc Bathroom	Upper	5`4" x 10`6"
Game Room	Lower	16`6" x 38`2"
Bedroom	Lower	13`4" x 12`6"
2pc Bathroom	Main	9`2" x 5`10"
Spice Kitchen	Main	8`2" x 12`4"

Mud Room	Main	12`0" x 8`2"	Legal/Tax/Financial
Title: Fee Simple		Zoning: R-C1	
Legal Desc:	1910359		Remarks
Pub Rmks:	<b>*SHOW HOME IS AT 48 ROCKCLIFF TERRACE OPEN 12-5 WEEKENDS! Due to Popular Demand, the Very Popular Show Home Design is being built with some outstanding enhancements on this 8,346 Square Foot Lot Backing onto a Treed Green Space! 4,131 Square Feet Above Grade with 1,403 in the Fully Developed Lower Level for a Total of 5,543 Square Feet Developed! Spacious 24' Deep "4" Car Attached Side Parking Garage (2 Double Garage Doors) with a Huge Driveway that has an Exposed Aggregate Cement Finish. Parking for 8 Vehicles! Inside you will receive the Show Home as it is finished Including All of the Upgrades, with a Main Level 10' Ceiling Height, 9' on the Upper and Lower Level, and including Wolf and Sub Zero Appliances in your Gourmet Kitchen, that has an additional Prep/Spice Kitchen and Pantry. Also a Flat Painted Ceiling and all 8' Doors! The Main Level Features Include the Front Open to Above Living Room, with the openness extending past the 4' Wide Staircase with Glass Railing. From the Garage you enter into the Mudroom and down the hallway you have the Powder Room and Grand Office with French Doors and Built In Bookcase. Along the back you have the Kitchen, Dining Area and Family Room with a Fireplace and Built In Shelving. A Big Plus is the Ever Popular Sunroom on the back, that has its own Fireplace and Duct Heating! Stairs from the Sunroom lead to the Covered Outdoor Patio with a Feature Outdoor Brick Gas Fireplace. The Upper Level has 4 Bedrooms, each with their own Full Ensuite Bathroom! The Primary Bedroom is 15'8" x 20" including a sitting area, with a large walk in closet, and Spa Ensuite with a 5' Tiled Steam Shower, 10ml Glass, Free Standing Soaker Tub, Dual Sinks with Makeup Counter, and Enclosed Water Closet. The 16' x 17' Loft/Bonus Room has a Built In Media Book Case, and leads to the Upper 16'6" x 12' Fully Covered Deck. Entry to the deck also from the Primary Bedroom. The Lower Level has a Huge Rec Room and Games Area with a Wet Bar, Gym with Rubber Mat Flooring, and a 5th Bedroom plus Full Bathroom. Enjoy All Engineered Hardwood Flooring on the Main and Upper Levels Including the Staircase, with 40oz Carpet in the Lower Level. 24" x 48" Designer Tile in the Primary Ensuite, and 12" x 24" Tile in all of the other bathrooms. The exterior will be an Acrylic Stucco Finish with Hardie Board Trim. Now is the time to choose your Interior Colours and any Special Requests that may be possible to Integrate. Even though the house is Huge, you still have a very deep backyard with approximately 53' of distance to the back chain linked fence overlooking the treed area. Come and visit the Show Home located at 48 Rockcliff Terrace NW during Show Home Hours, Monday - Thursday 4-8pm, Saturday - Sunday 12-5pm, or by appointment. More Lots Available but going fast. Close to the very popular NW YMCA, Schools, Shopping, Restaurants, and Stoney Trail for quick access around Calgary. No HOA Fee. This is a Pre Sale Opportunity with a planned Feb/March 2025 Possession.</b>		
Inclusions:	N/A		
Property Listed By:	RE/MAX House of Real Estate		

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