



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**27 ROCKFORD Park, Calgary T3G 0G7**

MLS®#: **A2133354**      Area: **Rocky Ridge**      Listing Date: **06/14/24**      List Price: **\$1,795,000**  
 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: **6,652 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **3,209**  
 Low Sqft:  
 Ttl Sqft: **3,209**

DOM

**16**  
Layout  
 Beds: **4 (3 1)**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **6**  
 Garage Sz: **3**

Access:

Lot Feat: **Back Yard,City Lot,Cul-De-Sac,Front Yard,Street Lighting,Pie Shaped Lot**  
 Park Feat: **Driveway,Front Drive,Garage Faces Front,Heated Garage,On Street,Oversized,Parking Pad,Triple Garage Attached,Workshop in Garage**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Balcony,Private Yard,Rain Gutters**

Construction: **Concrete,Stucco,Wood Frame**  
 Flooring: **Hardwood,Tile,Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Oven,Dishwasher,Gas Cooktop,Range Hood,Refrigerator**  
 Int Feat: **Ceiling Fan(s),Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Natural Woodwork,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Recreation Facilities,Soaking Tub,Stone Counters,Tankless Hot Water,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	15`5" x 15`5"
Breakfast Nook	Main	15`5" x 9`11"
Dining Room	Main	12`0" x 9`8"
Mud Room	Main	8`8" x 8`2"
2pc Bathroom	Main	6`2" x 4`11"
Bedroom - Primary	Second	19`0" x 16`0"

Room	Level	Dimensions
Kitchen	Main	15`5" x 13`6"
Pantry	Main	8`2" x 7`1"
Foyer	Main	9`10" x 6`7"
Den	Main	11`0" x 10`8"
Bonus Room	Second	15`3" x 13`0"
Walk-In Closet	Second	15`2" x 7`5"

<b>5pc Ensuite bath</b>	<b>Second</b>	<b>19`0" x 9`1"</b>	<b>Bedroom</b>	<b>Second</b>	<b>16`0" x 12`1"</b>
<b>Walk-In Closet</b>	<b>Second</b>	<b>5`6" x 5`0"</b>	<b>Bedroom</b>	<b>Second</b>	<b>15`11" x 12`3"</b>
<b>Walk-In Closet</b>	<b>Second</b>	<b>9`1" x 4`11"</b>	<b>Laundry</b>	<b>Second</b>	<b>7`10" x 7`5"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>10`2" x 5`0"</b>	<b>Family Room</b>	<b>Basement</b>	<b>38`4" x 14`9"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>10`11" x 10`9"</b>	<b>3pc Bathroom</b>	<b>Basement</b>	<b>8`3" x 4`11"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>11`2" x 10`0"</b>			

Legal/Tax/Financial

Title:  
**Fee Simple**  
 Legal Desc: **1911130**

Zoning:  
**R-C1s**

Remarks

Pub Rmks: **STUNNING CURB APPEAL, EXCELLENT LOCATION, "NEW HOME" CONSTRUCTION on an ESTATE LOT in the AMAZING Community of ROCKYRIDGE!!! SPACIOUS 6652 SQ. MT. West back yard in a very DESIRABLE LOCATION, w/a WALKOUT Location in a "QUIET" PRIVATE CULDESAC w/EXCELLENT Architectural Controls, is FULLY UPGRADED + Has SPECTACULAR MOUNTAIN VIEWS!!! Over 4697 Sq. Ft. of Fully Upgraded Developed Living Space, in this BEAUTIFUL HOME Custom Designed + BUILT by BRADFORD HOMES LTD, Great Sought after 30' X 23'6" OVER SIZED TRIPLE CAR GARAGE with an EXTRA workshop included. WALK-OUT Basement w/in-slab HEAT. Spacious FOYER leads to a Main floor Office + Dining room,+ GRAND Great room w/VAULTED CEILINGS, w/GAS Fireplace. GORGEOUS CHEF"S Kitchen w/ISLAND, UPGRADED HIGH End SS APPLIANCES, leads to a LARGE Pantry, Spacious Mud Room + 2 Pce bath to complete the main floor. Upstairs you will find a Fantastic Floor Plan w/Spacious Primary Bedroom, w/5 pce EN-SUITE, Large Walk-in Closet, 2 additional Bedrooms w/Walk-in Closets, Upstairs Laundry, Great BONUS Room, + Open to Below w/Incredible Panoramic Mountain Views, 4 pce Main bath, Metal + Wood Railings, HIGH-END PLYGEM Windows + Doors, Gorgeous WHITE OAK Hardwood, Neutral Paint throughout, ESQUISITE Tile Showers, 4 SEPARATE ZONES for HEATING control + COMFORT (6 THERMOSTATS throughout HOME) + A/C Rough-In Included, + the MASSIVE WINDOWS are super bright. The Exterior will be finished w/ACRYLIC WHITE STUCCO, BLACK Windows. SPECTACULAR CURB APPEAL , exposed AGGREGATE DRIVEWAY + TRIPLE CAR HEATED GARAGE including garage door openers!!! The WALKOUT Basement will have a 4th Bedroom, + a 3 pce bath, HUGE Family room, Extra Storage rooms, + a Great Utility room. This really A-M-A-Z-I-N-G home is situated + Tucked back from any NOISE, + you can actually get to KNOW YOUR NEIGHBOURS. Landscaping will be ready for LOAM + SOD. A GREAT option to get OUT of the Inner City + be SURROUNDED by the BEAUTY with panoramic views of the ROCKY MOUNTAINS + CITY, with HIGH-END Homes all around you!!! An EASY 25 min drive into downtown CALGARY (+ look at those MOUNTAIN VIEWS as you drive in!!!) so you are STILL CLOSE to City Amenities, this area is great to TAKE IT EASY + RELAX or EASY access to the MOUNTAINS for you to GET AWAY if you prefer! Right out your front door the DEVELOPER put in an ADJOINNG PATHWAY that is only a 5 minute walk to ROCKYRIDGE'S "INCREDIBLE" YMCA + NEWEST LEISURE FACILITY!!! Not far from SCHOOLS if you have children. DON'T WAIT to take a DRIVE BY because you'll BE ENCHANTED + NOT MANY of these types of LOCATIONS are LEFT!! PUT this GREAT BUY on your MUST SEE LIST!!! This "ONE" is a SHOW STOPPER!!! Come + be the next Calgarian to own the latest CUSTOM-BUILT home by Bradford Homes Ltd - a FAMILY OWNED Company, Father + Son Team has over 50 years of HANDS ON EXPERIENCE crafting TOP QUALITY homes + you won't have to wait 2 years to move into a CUSTOM BUILT home...you can be in this home in two months, 10 YEAR WARRANTY Included!!!**

Inclusions: **Refrigerator X 2, Dishwashers X 2, A/C Rough-In, R/I for Steam Shower, Garburator Rough-In**  
 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**















