

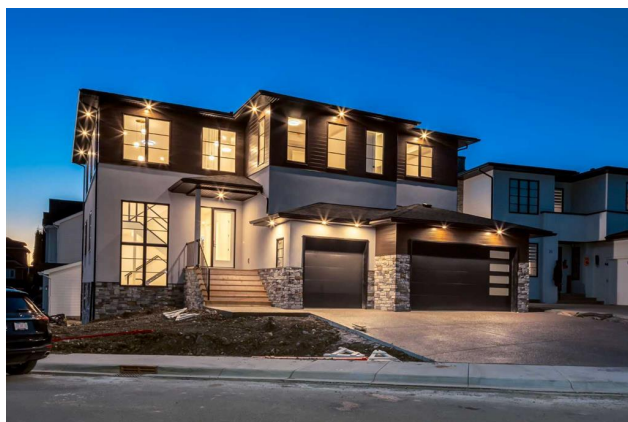


THE
A-TEAM

**RE/MAX
FIRST**

27 ROCKFORD Park, Calgary T3G 0G7

MLS® #: **A2133354** Area: **Rocky Ridge** Listing Date: **06/14/24** List Price: **\$1,674,900**
Status: **Active** County: **Calgary** Change: **-\$75k, 30-Oct** 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

160
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:
Lot Feat:
Park Feat:

**Back Yard,City Lot,Cul-De-Sac,Front Yard,Street Lighting,Pie Shaped Lot
Aggregate,Front Drive,Garage Faces Front,Heated Garage,On Street,Oversized,Parking Pad,RV
Access/Parking,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: **Breakfast Bar,Built-in Features,Ceiling Fan(s),Chandelier,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,Separate Entrance,Soaking Tub,Stone Counters,Storage,Tankless Hot Water,Tray Ceiling(s),Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s),Wired for Sound**
Utilities: **Electricity Available,Natural Gas Available,Garbage Collection,Phone Available,Sewer Available,Water Available**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	15`5" x 15`5"	Kitchen	Main	15`5" x 13`6"
Breakfast Nook	Main	15`5" x 9`11"	Pantry	Main	8`2" x 7`1"
Dining Room	Main	12`0" x 9`8"	Foyer	Main	9`10" x 6`7"
Mud Room	Main	8`8" x 8`2"	Den	Main	11`0" x 10`8"
2pc Bathroom	Main	6`2" x 4`11"	Bonus Room	Second	15`3" x 13`0"

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

Legal/Tax/Financial

Title:	Zoning:
Fee Simple	R-C1s
Legal Desc:	1911130

Remarks

Pub Rmks:	<p>Welcome to Your Dream Home!! Discover this stunning custom-built home, offering over 4,697 square feet of developed living space in a tranquil cul-de-sac in the sought-after community of Rockyridge. As you step inside, you'll be greeted by a grand foyer adorned with magnificent windows that flood the staircase with natural light + a spacious walk-in coat closet. Beautiful white oak-engineered hardwood floors, including the staircases, grace most of the main + upper level. Just beyond the foyer, you'll find a bright office with dual doors for added privacy on those work-from-home days + an intimate dining room perfect for family gatherings/entertaining. The expansive great room features soaring 2-story vaulted ceilings, massive windows + a striking gas fireplace accented by black quartz + a wainscot feature wall. The gourmet kitchen is equipped with top-of-the-line ss appliances, including a Wolf gas stove/built in wall oven/double refrigerator/dishwasher + microwave-convection oven. The elegant two-toned white/white oak cabinetry is complemented by stunning quartz countertops. A walk-through pantry enhances functionality/features a beverage refrigerator, 2nd dishwasher + spacious sink. The adjacent mudroom + 2 pc bath is easy access to the oversized triple attached garage with shop, 14'6"ceilings - perfect for adding a mezzanine storage area. Upper level has open-to-below bonus room that showcases breathtaking mountain views through the large windows, a private primary bedroom with a large walk-in closet, + a luxurious 5-piece ensuite with a soaker tub, dual vanity, steam shower + a striking ceramic feature wall. An ample laundry room includes cabinets with a quartz counter + sink. There are 2 more large bedrooms with walk-in closets that share a 4-piece bath. A walk-out basement featuring 9' ceilings, In-floor heating throughout, a 4th bedroom, a 3-piece bath with a walk-in shower, the utility room, + open layout wired for surround for a home theatre. This space could be modified for an extra bedroom or a wet bar/kitchen. Outdoor highlights include durable acrylic stucco over Durock cement board, high-end Plygem windows + doors, exposed aggregate driveway, RV or additional vehicle parking accessed via the side yard, + pre-wiring for a hot tub or space for a fire pit. The professionally landscaped yard will feature underground sprinklers, grass, shrubs, trees, + perimeter fencing. Close to schools, 5 min walk to the YMCA, 25 min drive to downtown, easy access to the mountains for outdoor adventures. Bradford Homes, a family-run business, has been crafting custom-built homes in Calgary + the surrounding areas for over 45 years, dedicated to quality workmanship + the highest standards. Every new home comes with a 10-year Progressive New Home Warranty. Don't miss the chance to make this exceptional property your own!!</p>
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









