

14 ROCKCLIFF Terrace, Calgary T3G 0G6

Rocky Ridge Listing 07/12/24 List Price: **\$2,249,750** MLS®#: A2149257 Area:

Status: Active County: Calgary Change: None Association: Fort McMurray

Date:



General Information

Prop Type: Sub Type: Detached City/Town: Calgary Year Built:

Lot Information Lot Sz Ar: Lot Shape:

Residential

2024

8,342 sqft

4,131 Low Sqft:

Finished Floor Area

Ttl Sqft: 4,131

Abv Saft:

<u>Parking</u>

DOM

131

<u>Layout</u>

Beds:

Baths:

Style:

Ttl Park: 8 4 Garage Sz:

5 (4 1)

5.5 (5 1)

2 Storey

Lot Feat: Backs on to Park/Green Space, Reverse Pie Shaped Lot, Level, Other, See Remarks, Views Park Feat: **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 Oven, Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator, See Remarks, Wine Refrigerator

Int Feat: Bookcases, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island

Utilities:

Room Information

Room	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	14`0" x 13`10"	Family Room	Main	17`4" x 15`6"
Kitchen	Main	17`2" x 11`0"	Sunroom/Solarium	Main	11`8" x 13`0"
Office	Main	10`4" x 13`0"	Loft	Upper	17`4" x 15`8"
Bedroom - Primary	Upper	20`0" x 15`8"	5pc Ensuite bath	Upper	12`1" x 18`1"
Bedroom	Upper	14`0" x 12`0"	Bedroom	Upper	14`0" x 12`0"
Bedroom	Upper	12`0" x 14`0"	4pc Bathroom	Upper	10`6" x 5`4"
4pc Bathroom	Upper	10`6" x 5`4"	4pc Bathroom	Upper	5`4" x 10`6"
4pc Bathroom	Lower	10`6" x 5`4"	Game Room	Lower	16`6" x 38`2"
Game Room	Lower	9`8" x 11`8"	Bedroom	Lower	13`4" x 12`6"
Exercise Room	Lower	12`2" x 15`6"	2pc Bathroom	Main	9`2" x 5`10"
Laundry	Upper	7`0" x 12`0"	Spice Kitchen	Main	8`2" x 12`4"

Mud Room	Main	12`0" x 8`2"	
		Legal/Tax/Financial	
Title: Fee Simple Legal Desc:	1910359	Zoning: R-C1	
		Remarks	
Pub Rmks: Inclusions: Property Listed By:	NOW AT FRAMING STAGE, THIS IS YOUR CHANCE TO MAKE PERSONAL SELECTIONS** SHOW HOME IS AT 48 ROCKCLIFF TERRACE AND IS OPEN 12-5 WEEKENDS, 4-8PM MONDAY-THURSDAY! 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! PHOTOS ARE OF THE SHOW HOME** 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! With a Main Level 10' Ceiling Height, 9' on the Upper and Lower Level, 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 Office with French Doors. 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 Flo		

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

















