



THE
A-TEAM

**RE/MAX
FIRST**

14 ROCKCLIFF Terrace, Calgary T3G 0G6

MLS®#: **A2149257**

Area: **Rocky Ridge**

Listing Date: **07/12/24**

List Price: **\$2,249,750**

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:

Access:

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

DOM

131

Layout

Beds: **5 (4 1)**
Baths: **5.5 (5 1)**
Style: **2 Storey**

Parking

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

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	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"

















