

61 ROCKFORD Road, Calgary T3G 0E1

MLS®#: **A2159466** Area: **Rocky Ridge** Listing **08/22/24** List Price: **\$1,270,000**

Status: Active County: Calgary Change: -\$20k, 03-Sep Association: Fort McMurray

Date:

General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Calgary

 Year Built:
 2013
 Abv Sqft:
 2,561

 Lot Information
 Low Sqft:

Finished Floor Area

DOM

Layout

4 (3 1)

3.5 (3 1)

2 Storey

4 2

Beds:

Baths:

Style:

<u>Parking</u> Ttl Park:

Garage Sz:

27

Lot Sz Ar: **5,511 sqft** Ttl Sqft: **2,561**Lot Shape:

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Access:

Lot Feat: Environmental Reserve, Lawn, Landscaped, See Remarks

Park Feat: Double Garage Attached

Utilities and Features

Roof: Asphalt Shingle Construction:

Heating: Forced Air, Natural Gas Stone, Stucco, Wood Frame

Sewer: Flooring:

Ext Feat: Lighting Carpet, Hardwood, Tile

Water Source: Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer

Int Feat: Bar, High Ceilings, Storage

Utilities:

Room Information

Room Level **Dimensions** Room Level **Dimensions** Kitchen Main 15`8" x 14`7" **Dining Room** Main 15`0" x 12`10" **Pantry** Main 7`4" x 7`1" **Living Room** Main 18`0" x 14`0" **Family Room** Lower 18`3" x 13`2" Foyer Lower 12`6" x 8`5" Office Main 14'0" x 10'9" **Bonus Room** Main 13`10" x 12`5" 7`2" x 6`4" **Mud Room** 11`4" x 6`1" Laundry Upper Lower Furnace/Utility Room Lower 12`8" x 8`5" Library Main 7`0" x 6`0" **Bedroom - Primary** Upper 15`7" x 14`0" **Bedroom** Upper 14`0" x 10`0"

Bedroom Upper 14`7" x 11`9" **Bedroom** Lower 11`3" x 10`3" Main 5`0" x 4`11" 8`3" x 4`10" 2pc Bathroom 4pc Bathroom Lower 5pc Bathroom Upper 10`7" x 4`11" 5pc Ensuite bath Upper 13`10" x 11`1" Legal/Tax/Financial

Title: Zoning: Fee Simple R-C1

Legal Desc: **1111692**

Remarks

Pub Rmks:

OVER 3600 SQFT OF DEVELOPED LIVING SPACE | SERENE ENVIRONMENTAL GREEN SPACE | OVERSIZED DOUBLE GARAGE | WEST BACKYARD | LUXURY FINISHES | FRONT & BACK BALCONIES | UPPER FLOOR LAUNDRY | 4 BEDROOMS | Welcome to an extraordinary home in the serene enclave of Rockford Estates in Rocky Ridge. This meticulously designed residence combines luxurious modern amenities with breathtaking natural beauty. Upon entry, you're greeted by soaring three-story ceilings, a formal foyer, and an additional mudroom off the garage, complete with built-in cabinetry. Ascend from the hustle and bustle of daily life into the expansive, open-concept living area, and be captivated by unobstructed views of the environmental reserve through every window. The chef's kitchen is yours to admire, featuring top-of-the-line stainless steel appliances, stone counters, a gas stove, custom cabinetry, and a timeless backsplash. The butlers' panty is complete with custom cabinetry, wine fridge and granite countertops. The adjoining living and dining areas, complete with a custom fireplace, open onto an outdoor patio overlooking the yard and green space. Enjoy al fresco dining on the west-facing balcony, where you'll be captivated by soaring views of the protected environmental green space. The main floor also includes a generous powder room, bonus room, library and a dedicated office space with a private patio. Continue up the open-rise regal staircase to discover an abundance of relaxation space, including three bedrooms, each with walk-in closets, full bath with double sinks and a laundry room. The luxurious primary suite boasts a boutique-worthy walk-in closet and an opulent en suite, complete with a grand glass shower, a tranquil soaker tub and dual sinks. The lower level of this home offers the ultimate in luxury living, a family rom, a large bedroom, and a four-piece bath. The space has two private entries, making it ideal for a nanny suite or potential secondary suite. The attached oversized double garage provides ample parking and additional sto

Inclusions: Hot Water on demand
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















