



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**57 ROCKCLIFF Heights, Calgary T3G 0C7**

MLS® #: **A2160779**      Area: **Rocky Ridge**      Listing Date: **08/30/24**      List Price: **\$1,329,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2014**  
Lot Information  
 Lot Sz Ar: **5,780 sqft**  
 Lot Shape:

Finished Floor Area

Abv Sqft: **2,991**  
 Low Sqft:  
 Ttl Sqft: **2,991**

DOM

**19**  
Layout  
 Beds: **5 (4 1)**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **4**  
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Landscaped,Level,Many Trees,Street Lighting,Underground Sprinklers**  
 Park Feat: **Double Garage Attached**

Utilities and Features

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

Construction: **Stone,Stucco,Wood Frame**  
 Flooring: **Carpet,Ceramic Tile,Hardwood**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Gas Stove,Microwave,Range Hood,Refrigerator,Washer**  
 Int Feat: **Bar,Built-in Features,Central Vacuum,No Animal Home,No Smoking Home,Open Floorplan,Separate Entrance,Tankless Hot Water**  
 Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`11" x 4`8"
Foyer	Main	6`7" x 10`11"
Living Room	Main	17`0" x 18`6"
Office	Main	11`8" x 10`5"
Bedroom	Basement	15`1" x 13`4"
Furnace/Utility Room	Basement	7`4" x 20`3"
5pc Ensuite bath	Second	15`3" x 10`8"
Bedroom	Second	10`3" x 12`6"
Family Room	Second	12`10" x 25`4"
Bedroom - Primary	Second	12`11" x 21`7"

Room	Level	Dimensions
Dining Room	Main	15`8" x 9`5"
Kitchen	Main	13`6" x 16`2"
Mud Room	Main	7`9" x 11`0"
3pc Bathroom	Basement	8`8" x 5`0"
Game Room	Basement	29`11" x 27`2"
4pc Bathroom	Second	5`0" x 13`2"
Bedroom	Second	10`2" x 16`5"
Bedroom	Second	10`1" x 11`11"
Laundry	Second	5`8" x 9`9"
Walk-In Closet	Second	15`3" x 7`6"

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-C1**

**1014173**

Remarks

Pub Rmks: **UPGRADED HOUSE | 2991 SQ. FT. | 5 BEDS | 3.5 BATHS | WIDE LOT | DOUBLE GARAGE | AGGREGATE DRIVEWAY | WEST FACING | PRIVATE BALCONY | NEARBY ELEMENTARY, JUNIOR HIGH & HIGH SCHOOL | ESTABLISHED RETAIL AMENITIES | YMCA NEARBY | TUSCANY STATION WITHIN 2 KMS | PARK, PLAYGROUND AND MUCH MORE. Welcome to your dream home, where luxury meets comfort in a vibrant community setting. This captivating 5-bedroom, 3.5-bath residence offers an expansive 4179.11 square feet of elegantly constructed living space, ensuring you'll never feel cramped, even during hide-and-seek marathons. Dive into the heart of the home—the kitchen, which is more outfitted than a scout on their first camp. Here, culinary adventures await. Flanked by spacious, airy living areas, entertaining guests transitions from a task to a delight, inviting laughter that echoes through the halls. But there's more to this house than just good bones; it is perched on a generously-sized lot in a serene pocket of Calgary. Enjoy peaceful mornings in the private yard that might make your gardening gloves itch with excitement. Neighbourhood features further sweeten the pot. Take a brisk walk and find yourself in Rockford Park or stretch it out at the YMCA Rocky Ridge, making gym memberships obsolete. If the cupboards run low, Calgary Co-op Rocky Ridge Food Centre is a mere hop, skip, and a jump away—talk about convenience! Toss in a bus station within walking range and you might as well sell the car (or keep it for joy rides to nearby attractions). Tuscany Train Station is a Minute Drive. Get ready for open arms in this community where every amenity feels custom-fitted for your lifestyle. Don't just take our word for it; come see for yourself at our open house event on Saturday, September 07, and Sunday, September 08, 2024, from 12:00 pm to 03:00 PM. Experience first-hand why this isn't just a place to live—it's the place to thrive. Mark your calendars; your future home awaits!**

Inclusions: **N/A**  
Property Listed By: **RE/MAX iRealty Innovations**

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







**57 Rockcliff Heights NW, Calgary, AB**

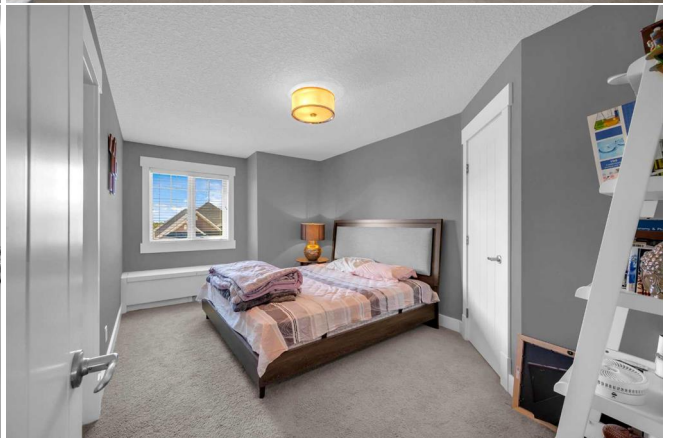
Upper Floor Exterior Area 1725.41 sq ft  
Interior Area 1626.53 sq ft  
Excluded Area 2.47 sq ft



PREPARED: 2024/05/05

White regions are included from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.







**57 Rockcliff Heights NW, Calgary, AB**

Basement (Below Grade) Exterior Area 1187.89 sq ft  
Interior Area 1192.59 sq ft



0 3 6 ft

PREPARED: 2024/03/25

White regions are excluded from total floor area in GAGE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

