



THE
A-TEAM

**RE/MAX
FIRST**

61 ROCKCLIFF Terrace, Calgary T3G 0G6

MLS®#: **A2161847** Area: **Rocky Ridge** Listing Date: **09/06/24** List Price: **\$1,649,999**
 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: **5,746 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,814**
 Low Sqft:
 Ttl Sqft: **2,814**

DOM

13
Layout
 Beds: **5 (3 2)**
 Baths: **5.5 (5 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Level**
 Park Feat: **Additional Parking, Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Fireplace(s), Forced Air, Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line**

Construction: **Cement Fiber Board, Concrete, Stucco, Wood Frame**
 Flooring: **Carpet, Ceramic Tile, Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Refrigerator, Dishwasher, Gas Cooktop, Gas Stove, Microwave, Range Hood**
 Int Feat: **Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Guest Suite	Main	11`0" x 11`0"	Bedroom - Primary	Upper	14`0" x 14`0"
Bedroom	Upper	11`0" x 11`4"	Bedroom	Upper	11`0" x 12`0"
Loft	Upper	10`6" x 11`0"	5pc Ensuite bath	Upper	10`6" x 9`4"
Flex Space	Main	11`0" x 10`0"	3pc Bathroom	Main	8`0" x 7`9"
2pc Bathroom	Main	4`2" x 6`0"	3pc Bathroom	Upper	5`10" x 8`0"
3pc Bathroom	Upper	7`10" x 5`6"	3pc Bathroom	Lower	7`8" x 9`8"
Bedroom	Lower	12`6" x 12`0"	Bedroom	Lower	12`6" x 12`0"

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **1910359**
 Zoning: **RC-G**

Remarks

Pub Rmks: **Brand New Custom-Built Luxury Home by Duri Homes - 6 Bedrooms, Illegal Basement Suite(please ask your realtor for more information regarding basement rough inns completed for future legal suite)/ Wet bar, and Triple Garage Discover this stunning, brand-new custom-built home by Duri Homes, meticulously crafted with luxurious finishes and thoughtful design. Boasting over 2,814 sq ft of living space, this 6-bedroom, 5.5-bathroom residence is perfect for those who value comfort, convenience, and style. Exterior Features: The home's exterior is constructed with high-end materials, including a durable exposed aggregate concrete driveway, stucco and composite siding, and dual-pane casement windows for superior energy efficiency. The triple-car garage offers plenty of room for vehicles and storage. Interior Highlights: Inside, you'll find 9-ft tall ceilings throughout, designer lighting, and high-quality luxury vinyl and ceramic tile flooring. Quartz in the kitchen, bathrooms and laundry area. With large windows in every room, natural light floods the space, enhancing its bright and airy feel. The centerpiece of the home is an 18-ft open-to-below ceiling, with a unique bridge connecting the upper floors. Main Floor: A dedicated office or study at the front, main-floor bedroom with an en-suite bathroom and additional powder room Spacious living room with a striking gas fireplace. Elegant dining room that accommodates an 8-person table. A contemporary kitchen featuring a large center island, full-height maintenance-free cabinets, quartz countertops, and top-of-the-line stainless steel appliances, including two dishwashers for effortless cleaning after gatherings. A spice kitchen with additional pantry space, ideal for the avid cook. The mudroom ensures the home stays clean and organized. Upper Floor: Bright and open loft area perfect for relaxing. Two spacious secondary bedrooms, each with its own 3-piece en-suite The primary bedroom is a sanctuary of comfort, with a luxurious 5-piece en-suite and a huge walk-in closet featuring built-in drawers and shelving. Illegal basement Suite / Wet Bar: The fully developed 2-bedroom basement offers flexibility for rental income or extended family living. Prime Location: Located near Royal Oak Centre and Beacon Heights Shopping Centers, this home is just a 5-minute drive from the Tuscany LRT station, with quick access to major routes like Crowchild and Stoney trail. Surrounded by the picturesque beauty of the Rocky Mountains and walking paths, you'll enjoy both nature and convenience. Close to schools, shopping, and public transit, this home has it all. Additional Features: Alberta New Home Warranty for peace of mind 2024 build, never lived in, smoke-free, and pet-free This exquisite home is ready for its first owners to enjoy luxurious living in a sought-after location.**

Inclusions: **n/a**
 Property Listed By: **PREP Realty**

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

Basement



First Floor



