



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**57 ROCKCLIFF Terrace, Calgary T3G 0G6**

MLS®#: **A2173229**      Area: **Rocky Ridge**      Listing Date: **10/16/24**      List Price: **\$1,670,000**  
 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: **5,995 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **3,502**  
 Low Sqft:  
 Ttl Sqft: **3,502**

DOM

**35**  
Layout  
 Beds: **5 (5 )**  
 Baths: **4.5 (4 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Rectangular Lot**  
 Park Feat: **Garage Faces Side, Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Stone, Stucco, Wood Frame**  
 Heating: **Forced Air**      Flooring: **Carpet, Hardwood, Tile**  
 Sewer:      Water Source:  
 Ext Feat: **Other**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer**  
 Int Feat: **Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`2" x 5`11"</b>	<b>3pc Ensuite bath</b>	<b>Main</b>	<b>9`0" x 7`3"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`1" x 12`0"</b>	<b>Dining Room</b>	<b>Main</b>	<b>14`7" x 12`11"</b>
<b>Kitchen</b>	<b>Main</b>	<b>14`5" x 17`0"</b>	<b>Living Room</b>	<b>Main</b>	<b>17`1" x 15`5"</b>
<b>Mud Room</b>	<b>Main</b>	<b>14`0" x 13`5"</b>	<b>Office</b>	<b>Main</b>	<b>10`6" x 11`0"</b>
<b>Storage</b>	<b>Main</b>	<b>9`3" x 5`2"</b>	<b>3pc Ensuite bath</b>	<b>Upper</b>	<b>8`2" x 5`8"</b>
<b>5pc Bathroom</b>	<b>Upper</b>	<b>10`6" x 5`11"</b>	<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>12`7" x 16`4"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`0" x 11`0"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>17`1" x 11`0"</b>

<b>Bedroom</b>	<b>Upper</b>	<b>15`8" x 11`1"</b>	<b>Family Room</b>	<b>Upper</b>	<b>10`8" x 13`9"</b>
<b>Laundry</b>	<b>Upper</b>	<b>5`11" x 10`5"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>15`6" x 15`1"</b>
			Legal/Tax/Financial		

Title: **Fee Simple**  
 Legal Desc: **1910359**

Zoning: **R-CG**

Remarks

Pub Rmks: **OPEN HOUSE SUNDAY NOV 17, 3:30-4:30PM Step into a brand-new, custom-built masterpiece by Duri Homes, where luxury meets thoughtful design. The striking curb appeal features premium materials, including an exposed aggregate concrete driveway, acrylic stucco, stone detailing, and a spacious triple-car garage. With over 3,500 sq ft of living space, this home offers 5 bedrooms and 4.5 bathrooms, perfect for a growing family or those who love to entertain. Inside, the home exudes modern sophistication, with high-end engineered hardwood and ceramic tile flooring throughout, featuring soaring 10-foot ceilings on the main level, with 9-foot ceilings on both the upper floor and in the basement, this home offers a spacious and open feel throughout, creating an elevated sense of luxury in every room. A carefully selected designer lighting package and a chic, neutral color palette highlight the open and airy layout, while large windows flood every room with natural light. The main floor boasts a versatile front office or study, perfect for remote work or a cozy reading nook. The living room is a standout space, featuring a sleek gas fireplace framed by custom-built shelving and cabinetry. The dining area, comfortably seating eight, flows effortlessly into the chef's kitchen, a culinary dream with its expansive center island, quartz countertops, and full-height high-gloss cabinetry. Premium stainless steel appliances, a butler's pantry, and a convenient mudroom complete this level. For added convenience, a main-floor bedroom with a private 3-piece ensuite is perfect for guests or multi-generational living. Upstairs, a spacious family room offers a secondary living space ideal for gatherings. Three of the four bedrooms include one with its own private 3-piece ensuite, while the other two share a thoughtfully designed Jack-and-Jill bathroom. The primary suite is your private sanctuary, featuring a spa-like 5-piece ensuite with a deep soaking tub, dual vanities, and a glass-enclosed shower. The generous walk-in closet includes built-in shelving and drawers for ample storage. The unfinished basement offers limitless potential, ready for you to customize to your needs—whether it's a home gym, theater room, or additional living space. Located in a sought-after neighborhood, this home is just minutes from Royal Oak Centre, Beacon Heights Shopping Centre, and the Tuscany LRT, with easy access to scenic walking paths and the majestic Rocky Mountains. Proximity to schools, shopping, and public transportation ensures convenience, while Alberta New Home Warranty coverage adds peace of mind. Never lived in and free of smoke and pets, this 2024-built gem is waiting for you to make it your own.**

Inclusions: **None**  
 Property Listed By: **eXp Realty**

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





















