



THE
A-TEAM

**RE/MAX
FIRST**

4 ROCKCLIFF Point, Calgary T3G5Z4

MLS®#: **A2175058**

Area: **Rocky Ridge**

Listing Date: **10/24/24**

List Price: **\$1,268,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2006**

Lot Information

Lot Sz Ar: **7,287 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **3,073**
Low Sqft:
Ttl Sqft: **3,073**

DOM

28
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Corner Lot,Cul-De-Sac,Landscaped,Street Lighting,Yard Lights,Rectangular Lot**
Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Garden,Lighting,Private Yard**

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

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Ceiling Fan(s),Crown Molding,Double Vanity,Granite Counters,Jetted Tub,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,Skylight(s),Vaulted Ceiling(s),Vinyl Windows,Wet Bar**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	16`1" x 14`2"
Den	Main	12`5" x 11`8"
Laundry	Main	8`3" x 9`11"
2pc Bathroom	Main	5`0" x 6`2"
Kitchen	Main	17`10" x 12`9"
Bedroom - Primary	Upper	14`3" x 14`9"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	10`10" x 11`5"
Entrance	Main	7`1" x 5`6"
Walk-In Closet	Main	4`9" x 6`2"
Pantry	Main	8`2" x 9`6"
Breakfast Nook	Main	10`10" x 9`8"
5pc Ensuite bath	Upper	11`0" x 12`9"

Bedroom
4pc Bathroom
Game Room
Bedroom

Upper
Upper
Basement
Basement

11`0" x 10`11"
7`1" x 8`5"
20`11" x 14`1"
9`9" x 18`11"

Bedroom
Bonus Room
Flex Space
4pc Ensuite bath

Upper
Upper
Basement
Basement

10`10" x 11`0"
19`0" x 16`10"
10`2" x 8`2"
8`0" x 7`7"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0413124

Zoning:
R-C1

Remarks

Pub Rmks: ***** 4 Rockcliff PT NW *** A rare find luxurious property in desired Northwest community Rocky Ridge . Very convenient location , easy access to Stoney TR / Crowchild TR , Close to some very nice Golf club and two provincial park , of course your Banff/Jasper weekend gateway as well . Over 4270SQ living space here , This home's grandeur is immediately showcased by an expansive foyer, architectural columns, and coffered ceiling detail. The gourmet kitchen features a wealth of rich wood cabinetry, upgraded STAINLESS STEEL appliances, Gas stove and oven built in , walk through pantry with wine storage, granite countertops, and a massive two-tiered island. Totally 3+1 bedrooms , 3.5 bathrooms , main floor den , huge bonus room on upper level , roomy triple attached garage . Don't forget to check your 5pc ensuite bathroom , you'll find 3-sided gas fireplace, a premium jetted tub, glass rain shower, and granite-topped double vanities. Also you have professional finished basement boasts an entertainment space with wet bar , along with one additional bedroom and full bath — all with in-floor heating . Tons of upgrades . Proud of ownership . Won't last . Call your Realtor today !**

Inclusions: **N/A**
Property Listed By: **First Place Realty**

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













