



THE
A-TEAM

**RE/MAX
FIRST**

494 ROCHESTER Terrace, Calgary T2C 0J9

MLS®#: **A2176405** Area: **Haskayne** Listing Date: **11/06/24** List Price: **\$1,848,000**
 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: **5,295 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **3,305**
 Low Sqft:
 Ttl Sqft: **3,305**

DOM

8
Layout
 Beds: **5 (4 1)**
 Baths: **5.5 (5 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space**
 Park Feat: **Double Garage Attached,Garage Door Opener,See Remarks**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **BBQ gas line,Lighting**

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

Kitchen Appl: **Bar Fridge,Built-In Oven,Dishwasher,Dryer,Gas Cooktop,Gas Range,Microwave,Range Hood,Refrigerator,Washer**
 Int Feat: **Built-in Features,Chandelier,Closet Organizers,Double Vanity,Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Soaking Tub,Storage,Vinyl Windows,Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main		3pc Ensuite bath	Main	
Bedroom	Main	9`11" x 17`9"	Foyer	Main	4`11" x 8`10"
Kitchen	Main	18`5" x 20`1"	Living Room	Main	15`5" x 23`8"
Mud Room	Main	11`5" x 7`6"	Office	Main	9`7" x 9`0"
Spice Kitchen	Main	5`4" x 10`2"	3pc Ensuite bath	Upper	
4pc Ensuite bath	Upper		5pc Ensuite bath	Upper	
Bedroom	Upper	10`11" x 12`9"	Bedroom	Upper	13`5" x 11`2"
Bonus Room	Upper	12`4" x 11`3"	Laundry	Upper	6`4" x 7`4"
Bedroom - Primary	Upper	21`0" x 19`0"	Walk-In Closet	Upper	12`5" x 9`3"
4pc Bathroom	Basement		Kitchenette	Basement	14`0" x 4`1"
Bedroom	Basement	11`9" x 16`10"	Game Room	Basement	14`0" x 16`7"
Game Room	Basement	21`6" x 21`10"	Storage	Basement	8`6" x 18`8"
Furnace/Utility Room	Basement	14`7" x 9`8"			

Legal/Tax/Financial

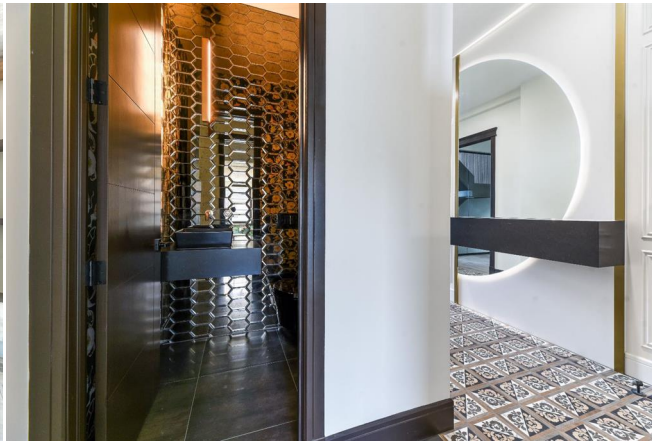
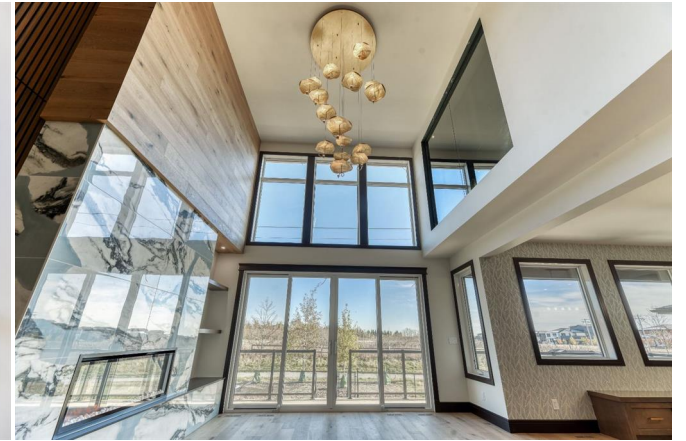
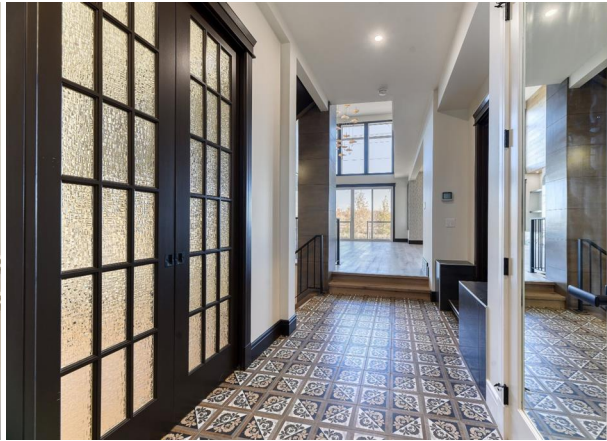
Title: **Fee Simple**
 Zoning: **R-G**
 Legal Desc: **2311385**

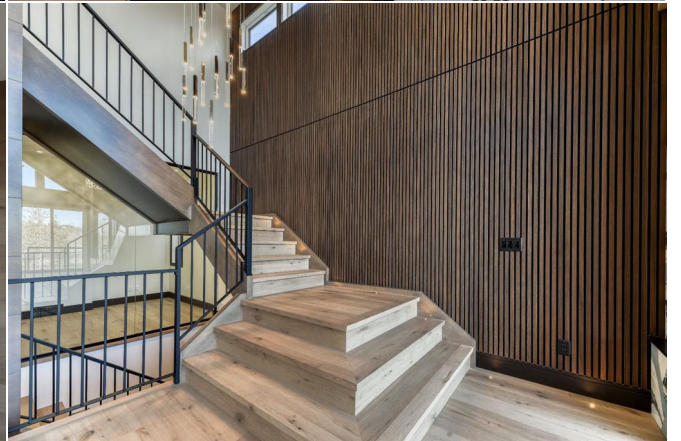
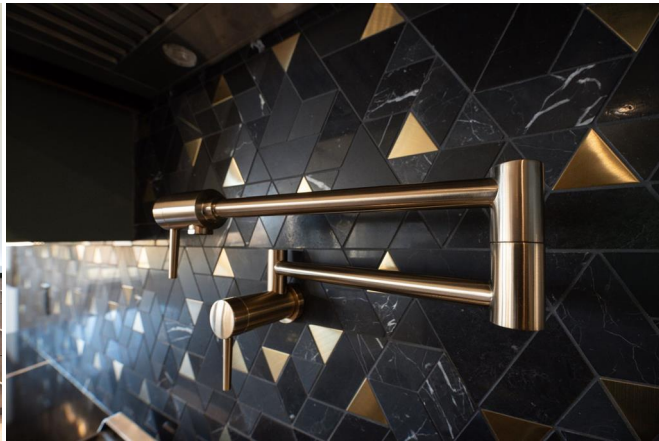
Remarks

Pub Rmks: **Welcome to the Aria at 494 Rochester Terrace, NW in prestigious Rockland Park. This fully finished estate home is where hotel chic meets luxurious living as soon as you step inside. Soaring ceilings, abundance of natural light, grand lighting and meticulously chosen interior finishes creates an inviting space for all kinds of gatherings. The expansive open concept floor plan flows seamlessly from one room to the next. The gourmet kitchen features custom cabinetry and hood fan, gas cooktop with a pot filler, a waterfall island as well as a scullery prep kitchen. The main floor den is encased in glass for natural light yet still private with sliding doors. There is also a full bedroom suite on the main floor with cheerful decor and a custom velvety headboard. Warm oak hardwood, custom selected tiles adorn the main level with lighted wood stairs heading to the second level. The primary suite is an opulent retreat in itself with rich color and details, wall sconces and a glass wall complete with a spa-inspired ensuite bath with in floor heating, curbless shower, stand alone soaking tub, expansive vanity spaces, and a walk in dressing closet that would be the envy of all! Each additional bedroom upstairs has its own special touch with designer carpet as well as walk in closets and specially designed ensuites. A spacious loft bonus room separates the two front of home bedrooms, a nice space to enjoy family time. The fully finished basement offers an abundance of space for relaxation and entertainment. The flooring is a fun yet classic herringbone pattern along with a wet bar and beverage centre. A full bath with modern finishes as well as a bedroom and two separate recreations spaces. There is also ample unfinished space for storage and tech space if needed. This stunning home is placed on a lot backing onto an open green space and pathway system to enjoy the beauty of nature in this connected community. Please see the additional photos and property video via the linked icons and book your property tour to enjoy this impressive home!**

Inclusions: **Hood fan**
 Property Listed By: **Ally Realty**

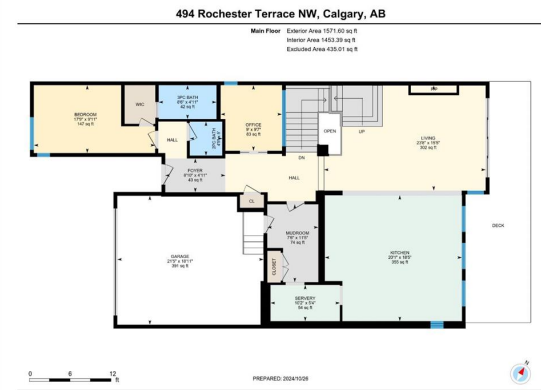
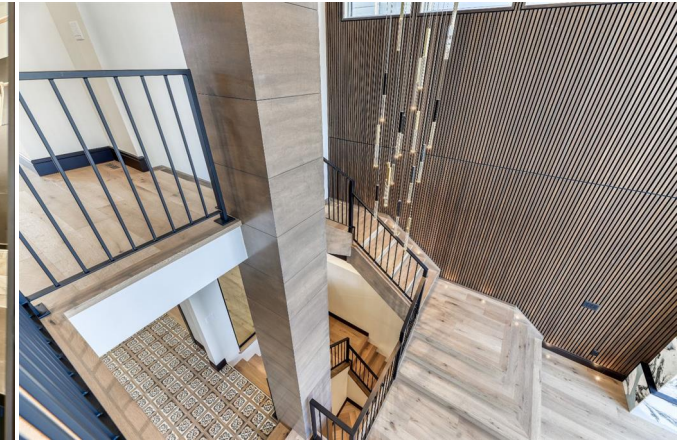
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











494 Rochester Terrace NW, Calgary, AB

2nd Floor Exterior Area 1733.41 sq ft
Interior Area 1557.82 sq ft
Excluded Area 256.71 sq ft



0 5 10 ft PREPARED: 20241028

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

494 Rochester Terrace NW, Calgary, AB

Basement (Below Grade) Exterior Area 1420.17 sq ft
Interior Area 1322.95 sq ft



0 5 10 ft PREPARED: 20241028

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