



THE
A-TEAM

**RE/MAX
FIRST**

61 ROCKFORD Road, Calgary T3G 0E1

MLS®#: **A2185883**

Area: **Rocky Ridge**

Listing Date: **01/10/25**

List Price: **\$1,235,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2013**
Lot Information
Lot Sz Ar: **5,511 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **2,583**
Low Sqft:
Ttl Sqft: **2,583**

DOM

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

Parking

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

Access:

Lot Feat: **Back Yard,Environmental Reserve,Lawn,Landscaped,Underground Sprinklers,See Remarks,Treed**
Park Feat: **Aggregate,Double Garage Attached,Insulated,See Remarks**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony,BBQ gas line,Misting System,Other,Private Entrance,Private Yard,Storage**

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

Kitchen Appl: **Bar Fridge,Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator,Tankless Water Heater,Washer**

Int Feat: **Bar,Bookcases,Central Vacuum,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Recessed Lighting,Separate Entrance,Storage,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	4`11" x 4`11"
Family Room	Main	13`10" x 12`5"
Living Room	Main	18`2" x 14`0"
Pantry	Main	7`0" x 7`2"
Bedroom	Lower	13`8" x 10`3"

Room	Level	Dimensions
Dining Room	Main	14`10" x 12`11"
Kitchen	Main	14`3" x 14`7"
Office	Main	10`9" x 14`1"
4pc Bathroom	Lower	4`10" x 8`2"
Foyer	Lower	12`3" x 16`6"

Mud Room	Lower	11`4" x 5`11"	Game Room	Lower	18`3" x 14`0"
Furnace/Utility Room	Lower	10`5" x 12`8"	Other	Lower	3`3" x 6`9"
5pc Bathroom	Second	10`7" x 4`11"	5pc Ensuite bath	Second	11`1" x 16`0"
Bedroom	Second	16`1" x 9`11"	Bedroom	Second	16`2" x 11`9"
Laundry	Second	6`3" x 7`1"	Bedroom - Primary	Second	16`5" x 13`11"
Walk-In Closet	Second	7`5" x 14`0"			

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **1111692**

Zoning: **R-CG**

Remarks

Pub Rmks: **In a city where increasing density is reshaping neighbourhoods, imagine waking up to the serenity of protected green space surrounding your home. Welcome to 61 ROCKFORD ROAD NW, a home where thoughtful design and privacy offer a rare escape. Nestled in prestigious Rockford Estates, this property is bordered by a TRANQUIL NATURAL RESERVE that stretches in front and alongside the home, offering peace and solitude. This 4-BEDROOM, 3.5-BATH home offers over 3,500 SQFT of beautifully crafted living space, designed for modern living and entertaining. The journey begins on the ENTRY-LEVEL WALKOUT FLOOR, where a grand foyer with soaring ceilings sets the tone. This versatile level features a RECREATION ROOM with a WET BAR, a LARGE BEDROOM, and a full bath, perfect for guests or professional pursuits. With PRIVATE SEPARATE ENTRANCES, this space is ideal for a home-based business or the potential for a LEGAL SUITE (with city approval), complete with its own private side patio. As you ascend the OPEN STAIRCASE, the main living area unfolds, bathed in sunlight. Designed for practicality, comfort, and entertaining, this level is the heart of the home. The kitchen takes center stage with an EXPANSIVE ISLAND, stainless steel appliances, and a butler's pantry. The dining area accommodates large gatherings, while the living room offers a cozy yet elegant space filled with natural light. HUNTER DOUGLAS BLINDS, with a top-down, bottom-up feature, enhance light control and privacy. A WEST-FACING BALCONY AND PATIO extends the living area outdoors, offering TRANQUIL RESERVE VIEWS. A DEDICATED HOME OFFICE, with its own balcony, provides an ideal space for focus and inspiration. An additional room, with access to the butler's pantry, offers flexibility as a FORMAL DINING ROOM, BONUS ROOM, or PLAYROOM. A library outside the office completes this level. The Upper Floor is dedicated to Rest and Rejuvenation. The PRIMARY SUITE features a WALK-IN CLOSET WITH BUILT-INS and an ensuite with a soaker tub, glass-enclosed shower, and dual sinks. Two OVERSIZED BEDROOMS each with WALK-IN CLOSETS, share a large bathroom with double sinks. The convenience of the SECOND-FLOOR LAUNDRY ROOM cannot be overstated, streamlining daily routines. OUTDOOR LIVING SHINES with FIVE DISTINCT DECK AND PATIO AREAS. The sunny backyard patio is perfect for entertaining, while the west-facing balcony is ideal for sunsets. A front balcony overlooks the reserve, and the private side patio offers an intimate retreat. The EXPOSED AGGREGATE FINISH on the driveway, side patio, and back patio adds durability and style, while two gas lines make outdoor cooking easy. FULL IRRIGATION ensures lush grass and vibrant flowerbeds with minimal effort. Located near TOP-RATED SCHOOLS, the YMCA, amenities, and major roadways, this property balances TRANQUILITY AND CONVENIENCE. 61 ROCKFORD ROAD NW is more than just a home, it's a SANCTUARY. Schedule your private viewing and experience it for yourself.**

Inclusions: **Wall mounts (brackets)**
 Property Listed By: **CIR Realty**

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











