



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**61 ROCKCLIFF Terrace, Calgary T3G 0G5**

MLS®#: **A2188548**      Area: **Rocky Ridge**      Listing **01/20/25**      List Price: **\$1,629,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**      Finished Floor Area  
 Year Built: **2024**      Abv Sqft: **2,893**  
Lot Information      Low Sqft:  
 Lot Sz Ar: **5,747 sqft**      Ttl Sqft: **2,893**  
 Lot Shape:

DOM

**12**  
Layout  
 Beds: **6 (4 2 )**  
 Baths: **4.0 (4 0)**  
 Style: **2 Storey**

Parking

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

Access:  
 Lot Feat: **Back Yard,Front Yard**  
 Park Feat: **Triple Garage Attached**

Utilities and Features

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

Construction: **Concrete,Stucco**  
 Flooring: **Ceramic Tile,Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Refrigerator,Dishwasher,Gas Cooktop,Gas Range,Microwave,Range Hood**  
 Int Feat: **Built-in Features**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Bedroom - Primary</b>	<b>Second</b>	<b>45`11" x 45`11"</b>	<b>Bedroom</b>	<b>Main</b>	<b>34`5" x 35`10"</b>
<b>Bedroom</b>	<b>Second</b>	<b>45`8" x 36`1"</b>	<b>Loft</b>	<b>Second</b>	<b>36`8" x 34`2"</b>
<b>Bedroom</b>	<b>Second</b>	<b>36`8" x 39`4"</b>	<b>Bedroom</b>	<b>Lower</b>	<b>38`0" x 40`9"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>39`4" x 41`0"</b>	<b>5pc Ensuite bath</b>	<b>Second</b>	<b>27`11" x 38`0"</b>
<b>3pc Ensuite bath</b>	<b>Main</b>	<b>16`5" x 24`10"</b>	<b>3pc Ensuite bath</b>	<b>Second</b>	<b>15`7" x 24`4"</b>
<b>3pc Bathroom</b>	<b>Second</b>	<b>17`9" x 24`4"</b>			

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-CG**

**1910359**

Remarks

Pub Rmks: **This only available brand-new possession ready luxurious property offers outstanding value in the desirable northwest Calgary area, featuring a three-car side garage home in the heart of Rocky Ridge. With over 2,893 sq ft of living space on the main and upper floors, plus an additional 1,100+ sq ft of developed basement space (completed with standards-based for a future legal suite), this home provides exceptional potential for both comfort and investment with a total size of over 4000+sqft. Key features include: Custom-built, high-end finishes: The exterior boasts a solid construction with premium materials like exposed concrete driveway, stucco, composite siding, and dual-pane casement windows. Double main doors. Generous living space: The main floor includes a front-to-back 18-foot foyer, office, mudroom, powder room, and a large living area. A well-equipped spice kitchen and main kitchen with top-tier appliances provide ample culinary space. Four spacious bedrooms & 4.5 bathrooms: The main floor features a bedroom, while the second floor offers three additional bedrooms, each with their own en-suite or nearby bath. The master suite includes a luxurious 5-piece en-suite and a walk-in closet. South facing private enclosed Loft area for your sunbathing and yoga. Basement: The basement features a 2-bedroom illegal suite with fire rated ceiling, plumbing and electrical work already completed according to future legal secondary suite, making it an excellent option for a potential rental income. Outdoor living: The backyard is designed for enjoyment with a spacious deck, ideal for outdoor dining and gatherings. Location: Just minutes from Royal Oak Centre and Beacon Heights Shopping Centers. A short 3-minute drive to the Tuscany LRT and quick access to major traffic routes. Surrounded by the natural beauty of the Rocky Mountains and nearby walking trails. Close proximity to schools, recreation centers, and the city center. This is a rare opportunity to own a luxurious, versatile home with excellent rental potential and superb location. Don't miss out on this exceptional property in one of Calgary's most sought-after communities!**

Inclusions:  
Property Listed By: **n/a**  
**Initia Real Estate**

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











