



GRASSROOTS
REALTY GROUP

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27 ROCKFORD Park NW
Calgary, Alberta

MLS # A2133354



\$1,795,000

Division:	Rocky Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,210 sq.ft.	Age:	2024 (0 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Driveway, Front Drive, Garage Faces Front, Heated Garage, On Street, Overs		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, City Lot, Cul-De-Sac, Front Yard, Street Lighting, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-C1s
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Recreation Facilities, Soaking Tub, Stone Counters, Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Refrigerator X 2, Dishwashers X 2, A/C Rough-In, R/I for Steam Shower, Garburator Rough-In		

STUNNING CURB APPEAL, EXCELLENT LOCATION, "NEW HOME" CONSTRUCTION on an ESTATE LOT in the AMAZING Community of ROCKYRIDGE!!! SPACIOUS 6652 SQ. MT. West back yard in a very DESIRABLE LOCATION, w/a WALKOUT Location in a "QUIET" PRIVATE CULDESAC w/EXCELLENT Architectural Controls, is FULLY UPGRADED + Has SPECTACULAR MOUNTAIN VIEWS!!! Over 4697 Sq. Ft. of Fully Upgraded Developed Living Space, in this BEAUTIFUL HOME Custom Designed + BUILT by BRADFORD HOMES LTD, Great Sought after 30' X 23'6" OVER SIZED TRIPLE CAR GARAGE with an EXTRA workshop included. WALK-OUT Basement w/in-slab HEAT. Spacious FOYER leads to a Main floor Office + Dining room,+ GRAND Great room w/VAULTED CEILINGs, w/GAS Fireplace. GORGEOUS CHEF"S Kitchen w/ISLAND, UPGRADED HIGH End SS APPLIANCES, leads to a LARGE Pantry, Spacious Mud Room + 2 Pce bath to complete the main floor. Upstairs you will find a Fantastic Floor Plan w/Spacious Primary Bedroom, w/5 pce EN-SUITE, Large Walk-in Closet, 2 additional Bedrooms w/Walk-in Closets, Upstairs Laundry, Great BONUS Room, + Open to Below w/Incredible Panoramic Mountain Views, 4 pce Main bath, Metal + Wood Railings, HIGH-END PLYGEM Windows + Doors, Gorgeous WHITE OAK Hardwood, Neutral Paint throughout, ESQUISITE Tile Showers, 4 SEPARATE ZONES for HEATING control + COMFORT (6 THERMOSTATS throughout HOME) + A/C Rough-In Included, + the MASSIVE WINDOWS are super bright. The Exterior will be finished w/ACRYLIC WHITE STUCCO, BLACK Windows. SPECTACULAR CURB APPEAL , exposed AGGREGATE DRIVEWAY + TRIPLE CAR HEATED GARAGE including garage door openers!!! The WALKOUT Basement will have a 4th Bedroom, +

a 3 pce bath, HUGE Family room, Extra Storage rooms, + a Great Utility room. This really A-M-A-Z-I-N-G home is situated + Tucked back from any NOISE, + you can actually get to KNOW YOUR NEIGHBOURS. Landscaping will be ready for LOAM + SOD. A GREAT option to get OUT of the Inner City + be SURROUNDED by the BEAUTY with panoramic views of the ROCKY MOUNTAINS + CITY, with HIGH-END Homes all around you!!! An EASY 25 min drive into downtown CALGARY (+ look at those MOUNTAIN VIEWS as you drive in!!!) so you are STILL CLOSE to City Amenities, this area is great to TAKE IT EASY + RELAX or EASY access to the MOUNTAINS for you to GET AWAY if you prefer! Right out your front door the DEVELOPER put in an ADJOINNG PATHWAY that is only a 5 minute walk to ROCKYRIDGE'S "INCREDIBLE" YMCA + NEWEST LEISURE FACILITY!!! Not far from SCHOOLS if you have children. DON'T WAIT to take a DRIVE BY because you'll BE ENCHANTED + NOT MANY of these types of LOCATIONS are LEFT!! PUT this GREAT BUY on your MUST SEE LIST!!! This "ONE" is a SHOW STOPPER!!! Come + be the next Calgarian to own the latest CUSTOM-BUILT home by Bradford Homes Ltd - a FAMILY OWNED Company, Father + Son Team has over 50 years of HANDS ON EXPERIENCE crafting TOP QUALITY homes + you won't have to wait 2 years to move into a CUSTOM BUILT home...you can be in this home in two months, 10 YEAR WARRANTY Included!!!