



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

41 Rockford Terrace NW
Calgary, Alberta

MLS # A2204748



\$999,900

Division:	Rocky Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,586 sq.ft.	Age:	2012 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Faces Front		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Rectangular Lot, Underground Sprinklers		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Tankless Hot Water, Walk-In Closet(s), Wet Bar		
Inclusions:	Alarm system hardware, garage workbench/shelving, mounted speakers on deck		

Your dream home awaits here in this beautifully appointed two storey in exclusive Rockford Estates in Rocky Ridge, nestled on this quiet crescent within walking distance to neighbourhood parks & just minutes to Shane Homes YMCA & shopping. Original owners of this sensational custom home, which enjoys rich hardwood floors & built-in speakers, total of 4 bedrooms & 3.5 bathrooms, fully-loaded maple kitchen with granite countertops & West backyard with deck & wraparound patio. With over 3400sqft of stylish living, this truly incredible home is designed for the growing family, with an amazing main floor complemented by 9ft ceilings & expanse of windows, spacious great room with toasty gas fireplace, open concept dining room with 10ft ceilings & sleek chef's kitchen with granite counters & full-height cabinets, island & walkthrough pantry to the laundry/mudroom which is complete with sink, built-in bench & Samsung washer & dryer. The Frigidaire Gallery stainless steel appliances include the French door fridge & stove with double ovens. Up on the air-conditioned 2nd floor are 3 fantastic bedrooms & 2 full baths; the owners' retreat is your private sanctuary & has a West-facing sitting area, walk-in closet & soaker tub ensuite with separate shower & double vanities. Tucked away from the bedrooms is the sunny bonus room with wall-to-wall windows. The beautifully finished lower level - with oversized windows, has a 4th bedroom with walk-in closet, another full bath, plenty of extra space for storage & games/rec room with granite-topped wet bar, built-in cabinets & exercise area. The 2 car garage is equipped with overhead storage, workbench & tire racks. Additional features include the main floor home office with frosted glass French doors, irrigation system, built-in cabinets in both stairwells, Rinnai tankless water system, custom

window blinds, Gemstone lights & fantastic outdoor space on the covered front porch & on the deck & patio in the fully fenced & landscaped West backyard. Prime estate location within minutes to the Tuscany LRT & Crowfoot Centre, with quick easy access to Stoney & Crowchild Trails to take you to the University of Calgary, major retail centers, hospitals, schools & downtown.