\$2,269,750 - 48 Rockcliff Terrace Nw, Calgary

MLS® #A2241655

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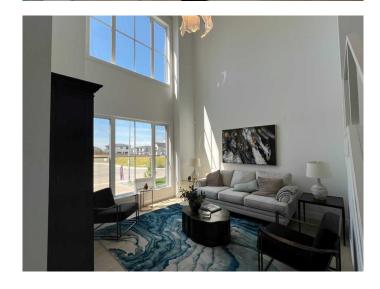
4 Bedroom, 5.00 Bathroom, 3,790 sqft Residential on 0.15 Acres

Rocky Ridge, Calgary, Alberta

THE SHOW HOME IS NOW FOR SALE! WE ARE MOVING TO OUR NEW SHOW HOME SOON, SO THIS WILL BE READY FOR A QUICK POSSESSION! THIS IS A 2 STOREY WALKOUT PLAN WITH A SIDE PARKING **FULLY FINISHED TRIPLE GARAGE!** BACKING ONTO A TREED GREEN SPACE. FEATURING A FRONT OPEN TO ABOVE LIVING ROOM AND STAIRCASE WITH THE LOFT OVERLOOKING FROM ABOVE. THE BACK OF THE MAIN LEVEL FEATURES THE FAMILY ROOM, DINING AREA AND L-SHAPED KITCHEN PLUS THE 4 SEASON SUNROOM OVERLOOKING THE DECK AND GREEN SPACE. THE OFFICE FEATURES A BUILT IN DESK FOR TWO, PLUS BUILT IN SHELVING. THE MUDROOM OFF THE GARAGE LEADS INTO THE BUTLER'S PANTRY THROUGH TO THE GOURMET KITCHEN. THE HIGH END APPLIANCE PACKAGE GIVES YOU A SUB ZERO PANEL READY BUILT IN FRIDGE, FREEZER, AND BEVERAGE FRIDGE, PLUS BEVERAGE FRIDGE IN THE LOWER WET BAR. ADD TO THIS YOUR WOLF GAS COOKTOP, BUILT IN OVEN AND MICROWAVE OVEN, PLUS DISHWASHER. THE CUSTOM BUILT CANOPY HAS A BUILT IN HOOD FAN. THE **UPPER LEVEL FEATURES 3 SPACIOUS** BEDROOMS ALL WITH TRAY CEILINGS, THE OPEN LOFT BONUS ROOM WITH A BUILT IN FEATURE WALL, PLUS LAUNDRY AND 3 BATHROOMS. THE PRIMARY BEDROOM HAS A SPACIOUS WALK IN







CLOSET WITH A CUSTOM BUILT IN DRESSER, AND THE SPA ENSUITE FEATURES A DOUBLE SINK VANITY, TILED STEAM SHOWER WITH 10ML GLASS AND SITTING BENCH, ELEGANT SOAKER TUB. AND 24X48 DESIGNER TILE ON THE FLOOR AND WALLS! PLUS AN ENCLOSED TOILET. THE LOWER LEVEL OFFERS YOU A HUGE REC ROOM WITH A BUILT IN WET BAR AND ISLAND TO ENJOY AND ENTERTAIN WITH. ALSO A 4TH BEDROOM, FULL BATHROOM AND A GYM WITH RUBBER MAT FLOORING. CENTRAL AIR CONDITIONING, POT LIGHTS GALORE, AND QUARTZ COUNTERS THROUGHOUT! ENGINEERED HARDWOOD FLOORING AND DESIGNER TILE COVERS THE MAIN AND UPPER LEVEL, WITH CARPET ON THE LOWER STAIRS AND BASEMENT. IN FLOOR HEATING IS ROUGHED IN. THERE IS A FULL WIDTH DECK AND WALKOUT PATIO BELOW, EXPOSED AGGREGATE DRIVEWAY AND PATIO. THE DRIVEWAY GIVES YOU A 27' TURNING RADIUS!! 15 MORE LOTS READY O BUILD ON, 3 SPEC HOMES NOW UNDER CONSTRUCTION. SHOW HOME HOURS ARE MONDAY-THURSDAY 4-8PM, WEEKENDS 12-5PM, OR BY APPOINTMENT. CLOSED FRIDAY. COME ON BY AND TAKE A LOOK!

Built in 2022

Essential Information

MLS® # A2241655 Price \$2,269,750

Bedrooms 4

Bathrooms 5.00

Full Baths 4

Half Baths 1

Square Footage 3,790

Acres 0.15

Year Built 2022

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 48 Rockcliff Terrace Nw

Subdivision Rocky Ridge

City Calgary
County Calgary
Province Alberta
Postal Code T3G 0G6

Amenities

Parking Spaces 7

Parking Garage Door Opener, Aggregate, Garage Faces Side, Insulated, Triple

Garage Attached

of Garages 3

Interior

Interior Features High Ceilings, Kitchen Island, Walk-In Closet(s), Built-in Features,

Double Vanity, Quartz Counters, Tray Ceiling(s), Wet Bar

Appliances Dishwasher, Dryer, Garage Control(s), Microwave, Washer, Central Air

Conditioner, Bar Fridge, Built-In Refrigerator, Built-In Freezer, Built-In

Oven, Gas Cooktop, Wine Refrigerator

Heating Forced Air, Humidity Control, In Floor Roughed-In

Cooling Central Air

Fireplace Yes

of Fireplaces 2

Fireplaces Family Room, Gas, Sun Room

Has Basement Yes

Basement Finished, Full, Exterior Entry, Walk-Out

Exterior

Exterior Features BBQ gas line

Lot Description Lawn, Reverse Pie Shaped Lot, Backs on to Park/Green Space,

Environmental Reserve, Landscaped, Underground Sprinklers

Roof Asphalt Shingle

Construction Cement Fiber Board

Foundation Poured Concrete

Additional Information

Date Listed July 30th, 2025

Days on Market 91

Zoning R-CG

Listing Details

Listing Office RE/MAX House of Real Estate

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