

\$1,095,000 - 97 Rockford Road Nw, Calgary

MLS® #A2092863

\$1,095,000

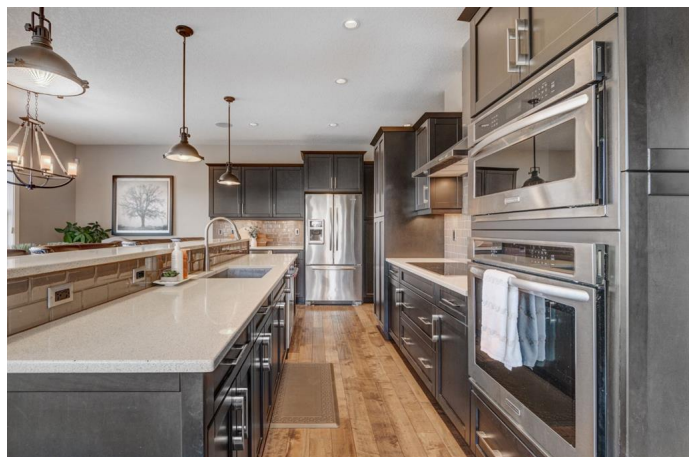
4 Bedroom, 4.00 Bathroom, 2,681 sqft

Residential on 0.12 Acres

Rocky Ridge, Calgary, Alberta

***OPEN HOUSE SATURDAY NOV 11 AND
SUNDAY NOV 12 *** 2:00-4:00 P.M.**

Welcome home! Immaculately maintained, air conditioned, two storey home nestled in the heart of Rockford Estates. Beautifully landscaped on a pie lot, this original owner home has a large tiered deck and patios wrapping around the side of the home facing a large, private treed area. Boasting 4 bedrooms and 3.5 baths and over 3600 square feet of luxurious living space, this home has everything to meet the needs of your family. The stunning, open concept kitchen has espresso cabinets, quartz countertops, raised eating bar and stainless steel appliances along with a large eating nook. Built in microwave also functions as a second convection oven. The cozy dining room is separated from the sitting room by a two way gas fireplace with floor to ceiling stone surround. Large mudroom with lockers upon entering from the two car attached garage. As you proceed upstairs, the home is flooded with light from the south facing windows. Very spacious primary bedroom with his and hers walk in closets has a luxurious spa like feel. The upper level is completed with two nice sized bedrooms, laundry room with sink and a huge bonus room with large windows and tons of natural light. The basement is fully finished with a fourth bedroom with walk in closet, four piece bathroom and a huge recreation room with a large screen and projector as well as a wet bar with bar fridge and dishwasher. Everything you



need for family games/movie nights! Close to the LRT station, Shane Homes YMCA and Bearspaw Golf Course as well as schools, transit and shopping. Quick access to Stoney or Crowchild Trail. Make this your next home!

Built in 2013

Essential Information

MLS® #	A2092863
Price	\$1,095,000
Sold Price	\$1,130,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,681
Acres	0.12
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	97 Rockford Road Nw
Subdivision	Rocky Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G0E1

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Breakfast Bar, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Quartz Counters, Soaking
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	Tub, Storage, Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound
Appliances	Built-In Oven, Dishwasher, Dryer, Garburator, Humidifier, Induction Cooktop, Microwave, Refrigerator, Tankless Water Heater, Washer, Window Coverings, Wine Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, City Lot, No Neighbours Behind, Landscaped, Many Trees, Underground Sprinklers, Pie Shaped Lot, Treed
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	November 10th, 2023
Date Sold	November 16th, 2023
Days on Market	6
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	CHARLES
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