

\$1,250,000 - 47 Rockcliff Landing Nw, Calgary

MLS® #A2103134

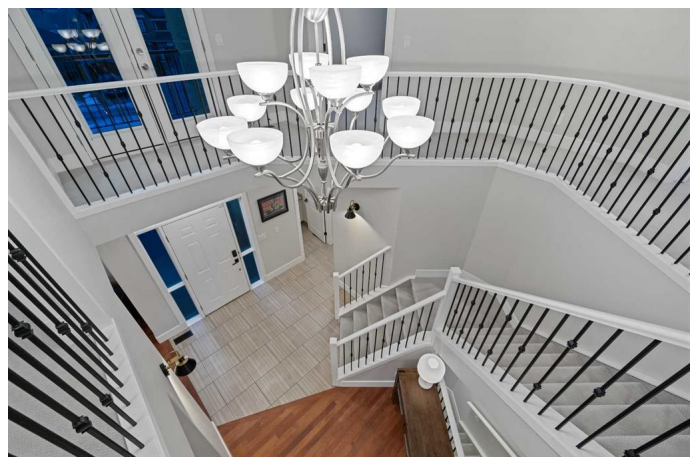
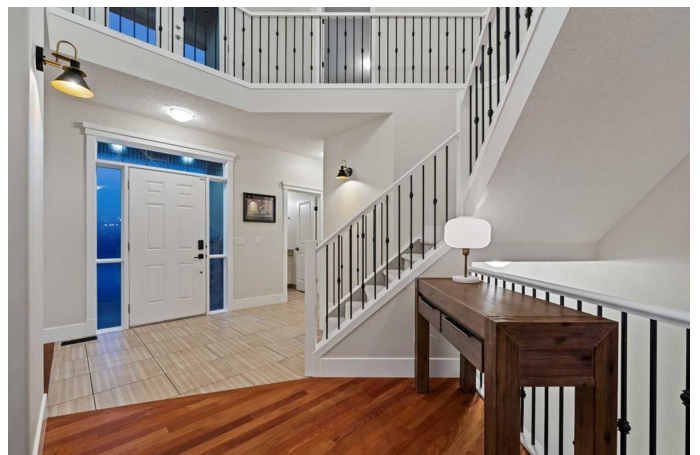
\$1,250,000

5 Bedroom, 4.00 Bathroom, 2,727 sqft

Residential on 0.16 Acres

Rocky Ridge, Calgary, Alberta

WELCOME to this STUNNING, AIR-CONDITIONED 2 Storey HOME w/EXQUISITE MOUNTAIN VIEWS that has 4129 sq ft of DEVELOPED LIVING SPACE incl/OVERSIZED DRIVEWAY that has 36' x 20' OVERSIZED TRIPLE GARAGE, a 7' x 5' BALCONY, a 12' x 12' PATIO, a 15' x 11' DECK, 5 BEDROOMS, + OFFICE, 4 BATHROOMS, 18' VAULTED CEILINGS on a 7,050 sq ft LOT; SW facing backyard in ROCKY RIDGE!!! We start w/BEAUTIFUL CURB APPEAL incl/Mature Trees, Shrubs, + LOW-MAINTENANCE LANDSCAPING. The Porch is INVITING w/Stairs leading up to Front Door. Inside this IMMACULATE property is the 9' CEILINGS that lead into the HUGE 9' x 10' FOYER, + the BEAUTIFUL BLACK METAL STAIRCASE against the WHITE is SHOW STOPPING!!! The NEUTRAL COLOUR SCHEME, + RE-FINISHED HARDWOOD FLOORS has an ELEGANT, + CLEAN LOOK to it. The LIVING ROOM is roomy for VISITORS that come by, + the 11' x 11' DINING ROOM is SPACIOUS for BIG GATHERINGS. Off of that is the CHEF'S STYLE KITCHEN that has FLOOR to CEILING 2-TONED CUSTOM CABINETRY, NEW SS APPLIANCES w/BUILT-IN OVEN, + MICROWAVE, CORNER PANTRY, GRANITE COUNTERTOPS, TILED BACKSPLASH, + a BREAKFAST BAR AREA. The BREAKFAST



NOOK will host FAMILY, + FRIENDS to sit around the table. The NATURAL LIGHT coming in from the OVERSIZED WINDOWS throughout the home is remarkable. Nook features door leading out to the Deck where there is a GAS LINE for the BBQ. The FAMILY ROOM is PERFECT for ENTERTAINING, or to sit on the couch after a long day. A GAS FIREPLACE w/ STUNNING MANTLE for chilly nights when reading a book. There is also a DEN/OFFICE, a LAUNDRY ROOM which is off the door to the Garage, + a 2 pc BATHROOM to complete the Main Floor. Upper Floor has the PRIMARY BEDROOM w/WALK-IN CLOSET incl/BUILT-IN SHELVING, a 5 pc EN-SUITE BATHROOM incl/DOUBLE VANITIES, a JETTED BATH TUB, + a GLASS DOOR SHOWER. 3 MORE OVERSIZED BEDROOMS w/ huge closets, a 4 pc BATHROOM, + a Balcony facing North to sit drinking a coffee, or taking in the SUNSETS. The SUNSHINE Basement welcomes you w/Carpet, neutral tones + AMPLE LIGHTING. A 21'x10'x10' FAMILY ROOM w/AMAZING CUSTOM BUILT-IN CABINETRY, a 10'x7'x9' BAR AREA incl/REFRIGERATOR which is IDEAL for FAMILY MOVIE NIGHTS or having FRIENDS over. A 16'x8'x16' FURNACE/UTILITY ROOM, 5TH BEDROOM that has 2 CLOSET/STORAGE AREAS, a 4 pc BATHROOM, + an "EXTRA" STORAGE ROOM under the Stairs are on this level. A WELL-MAINTAINED LUXURY FAMILY HOME with EVERYTHING from STYLE to STORAGE SOLUTIONS which means GREAT VALUE!!! Recently updated w/ NEW FLOORING on Upper Floor + Main, REPAINTED THROUGHOUT, NEW H2O TANK, new CUSTOM BLINDS, FAUCETS, FIXTURES, + LIGHTING. Home outfitted w/ 2 FURNACES & 2 AC UNITS, + is also WIRED for SPEAKERS throughout. The Backyard has a Patio w/PATHWAY behind. ROCK

LAKE/STONE LAKE both ACCESSIBLE by
PATHWAY SYSTEM. ROCKY RIDGE has
GREEN SPACES, WETLAND PONDS, not far
from SCHOOLS/AMENITIES, etc. EASY
ACCESS to Tuscany/Rocky Ridge LRT
Station, Stoney Trail, + Hwy 1A to commute to
work/take drive. BOOK your showing
TODAY!!!

Built in 2006

Essential Information

MLS® #	A2103134
Price	\$1,250,000
Sold Price	\$1,222,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,727
Acres	0.16
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	47 Rockcliff Landing Nw
Subdivision	Rocky Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5Z5

Amenities

Parking Spaces	6
Parking	Triple Garage Attached

Interior

Interior Features	Bar, Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Open Floorplan, Pantry, Recessed Lighting, Storage, Walk-In Closet(s)
Appliances	Bar Fridge, Built-In Oven, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Electric Cooktop, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Private Entrance, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, City Lot, Fruit Trees/Shrub(s), Front Yard, Lawn, Low Maintenance Landscape, Street Lighting, Pie Shaped Lot, Private, Treed, Views
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	February 9th, 2024
Date Sold	March 8th, 2024
Days on Market	28
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX House of Real Estate
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