

\$899,900 - 18 Rockford Road Nw, Calgary

MLS® #A2146216

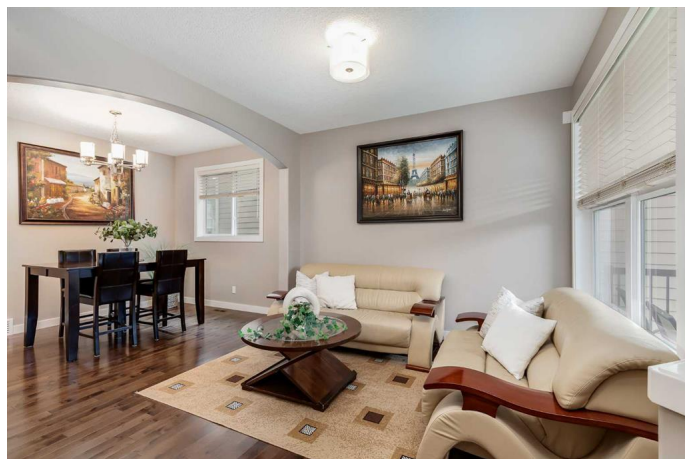
\$899,900

4 Bedroom, 4.00 Bathroom, 2,495 sqft

Residential on 0.10 Acres

Rocky Ridge, Calgary, Alberta

Welcome to this beautiful two storey home located in the family-friendly community of Rocky Ridge, nestled in the prestigious Rock Lake Estates. Built in 2012, this home offers a rare combination of four bedrooms upstairs and 3.5 bathrooms, encompassing over 2,400 square feet of thoughtfully designed living space. The home boasts excellent curb appeal, with a charming stucco and stone exterior complemented by an exposed aggregate driveway. Stepping inside, you'll be greeted by rich hardwood flooring and large windows that fill the spacious entryway with natural light. The main floor features a living room and formal dining room at the front of the house, creating an inviting space for gatherings. The open concept kitchen, family room, and dining area are perfect for modern living. The kitchen is a chef's dream, featuring granite countertops, a kitchen island, stainless steel appliances, and ample cupboard and counter space. Adjacent to the kitchen, the family room's cozy gas fireplace with a stone surround and mantle adds a touch of warmth. A main floor office with French doors offers a quiet space for work or study. Additionally, this level includes a convenient 2-piece powder room and main floor laundry. Upstairs, plush carpeting adds comfort throughout. The primary bedroom is a true retreat, complete with a sitting area, walk-in closet, and a luxurious 5-piece ensuite. This ensuite features stone countertops, dual sinks, a



makeup station, a soaker tub, and an oversized standalone shower. The three additional bedrooms on this level are thoughtfully designed, with two sharing a convenient 4-piece ensuite, while an additional separate 4-piece bathroom serves the entire floor. The unfinished basement is a blank canvas, ready for your creative ideas to transform it into the space of your dreams. Outside, the backyard offers a deck perfect for outdoor enjoyment, surrounded by mature trees and fully fenced for privacy. Additional features of this home include upgraded blinds, two furnaces, a tankless hot water system, and rough-in for central vacuum. The west-facing front porch and double attached garage add to the home's appeal. Rocky Ridge is a vibrant community with close proximity to schools, parks, playgrounds, walking paths, green spaces, and the Rocky Ridge Ranch Homeowners Association and Rocky Ridge YMCA. You'll have easy access to amenities at Royal Oak Centre and Crowfoot Crossing. The nearby LRT station makes commuting a breeze and there is convenient access to Country Hills Blvd, Stoney Trail, and Crowchild Trail. This home is a perfect blend of elegance, comfort, and convenience, making it an ideal choice for families looking to settle in a welcoming neighborhood.

Built in 2012

Essential Information

MLS® #	A2146216
Price	\$899,900
Sold Price	\$888,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,495

Acres	0.10
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	18 Rockford Road Nw
Subdivision	Rocky Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 0C9

Amenities

Parking Spaces	4
Parking	Aggregate, Double Garage Attached

Interior

Interior Features	Bathroom Rough-in, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Stone
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Cul-De-Sac, Landscaped, Treed
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	July 5th, 2024
Date Sold	July 20th, 2024
Days on Market	15
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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