$1,075,000 - 41 Rockford Terrace Nw, Calgary

MLS® #A2204748

$1,075,000

4 Bedroom, 4.00 Bathroom, 2,586 sqft
Residential on 0.11 Acres

Rocky Ridge, Calgary, Alberta

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 chefâ€™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 ownersâ€™ 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 â€" 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.

Built in 2012

Essential Information

MLS® #	A2204748
Price	$1,075,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,586
Acres	0.11
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	41 Rockford Terrace Nw
Subdivision	Rocky Ridge
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3G 0C9

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Garage Faces Front
# of Garages	2

Interior

Interior 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
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Tankless Water Heater, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Garden, Private Yard
Lot Description	Back Yard, Front Yard, Landscaped, Rectangular Lot, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 28th, 2025
Days on Market	7
Zoning	DC

Listing Details

Listing Office	Royal LePage Benchmark