

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

MLS® #A2241655

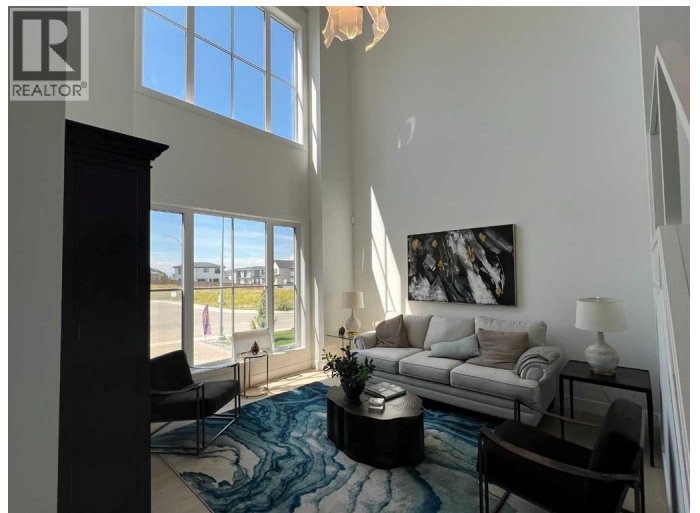
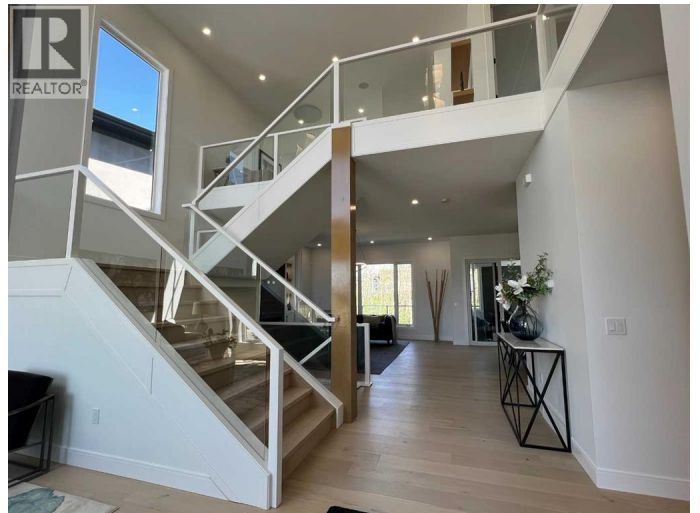
\$2,269,750

4 Bedroom, 5.00 Bathroom, 3,790 sqft

Single Family on 0.15 Acres

Rocky Ridge, Calgary, Alberta

****CLOSED MONDAY FOR THANKSGIVING***
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 CO NSTRUCTION. SHOW HOME HOURS ARE MONDAY-THURSDAY 4-8PM, WEEKENDS 12-5PM, OR BY APPOINTMENT. CLOSED FRIDAY. COME ON BY AND TAKE A LOOK! (id:6289)

Built in 2022

Essential Information

Listing #	A2241655
Price	\$2,269,750
Bedrooms	4
Bathrooms	5.00
Half Baths	1
Square Footage	3,790

Acres	0.15
Year Built	2022
Type	Single Family
Sub-Type	Freehold

Community Information

Address	48 Rockcliff Terrace Nw
Subdivision	Rocky Ridge
City	Calgary
Province	Alberta
Postal Code	T3G0G6

Amenities

Amenities	Schools, Shopping
Features	Wet bar, Environmental reserve, Gas BBQ Hookup
Parking Spaces	7
Parking	Attached Garage, Exposed Aggregate
# of Garages	3

Interior

Appliances	Washer, Refrigerator, Cooktop - Gas, Dishwasher, Wine Fridge, Dryer, Microwave, Freezer, Oven - Built-In, Garage door opener
Heating	Forced air, Other, In Floor Heating
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2
# of Stories	2
Has Basement	Yes
Basement	Separate entrance, Walk out

Exterior

Exterior Features	Landscaped, Lawn, Underground sprinkler
Foundation	Poured Concrete

Listing Details

Listing Office	RE/MAX House of Real Estate
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Listing information last updated on October 13th, 2025 at 11:02pm PDT