

# \$999,900 - 41 Rockford Terrace Nw, Calgary

MLS® #A2204748

**\$999,900**

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 chef'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 owners' 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 "basement" 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          | \$999,900   |
| 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 | 26               |
| Zoning         | DC               |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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