



# 61 Rockcliff Terrace Calgary Alberta

\$1,649,999

Brand New Custom-Built Luxury Home by Duri Homes - 6 Bedrooms, Illegal Basement Suite (please ask your realtor for more information regarding basement rough inns completed for future legal suite)/ Wet bar, and Triple Garage. Discover this stunning, brand-new custom-built home by Duri Homes, meticulously crafted with luxurious finishes and thoughtful design. Boasting over 2,814 sq ft of living space, this 6-bedroom, 5.5-bathroom residence is perfect for those who value comfort, convenience, and style.

**Exterior Features:** The home's exterior is constructed with high-end materials, including a durable exposed aggregate concrete driveway, stucco and composite siding, and dual-pane casement windows for superior energy efficiency. The triple-car garage offers plenty of room for vehicles and storage.

**Interior Highlights:** Inside, you'll find 9-ft tall ceilings throughout, designer lighting, and high-quality luxury vinyl and ceramic tile flooring. Quartz in the kitchen, bathrooms and laundry area. With large windows in every room, natural light floods the space, enhancing its bright and airy feel. The centerpiece of the home is an 18-ft open-to-below ceiling, with a unique bridge connecting the upper floors.

**Main Floor:** A dedicated office or study at the front, main-floor bedroom with an en-suite bathroom and additional powder room. Spacious living room with a striking gas fireplace. Elegant dining room that accommodates an 8-person table. A contemporary kitchen featuring a large center island, full-height maintenance-free cabinets, quartz countertops, and top-of-the-line stainless steel appliances, including two dishwashers for effortless cleaning after gatherings. A spice kitchen with additional pantry space, ideal for the avid cook. The mudroom ensures the home stays clean and organized.

**Upper Floor:** Bright and open loft area perfect for relaxing. Two spacious secondary bedrooms, ...

- 3pc Bathroom 7.67 Ft x 9.67 Ft
- Bedroom 12.50 Ft x 12.00 Ft
- Bedroom 12.50 Ft x 12.00 Ft
- Guest suite 11.00 Ft x 11.00 Ft
- Other 11.00 Ft x 10.00 Ft
- 3pc Bathroom 8.00 Ft x 7.75 Ft

- Primary Bedroom 14.00 Ft x 14.00 Ft
- Bedroom 11.00 Ft x 11.33 Ft
- Bedroom 11.00 Ft x 12.00 Ft
- Loft 10.50 Ft x 11.00 Ft
- 5pc Bathroom 10.50 Ft x 9.33 Ft
- 3pc Bathroom 5.83 Ft x 8.00 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
PREP Realty



See

**Mirror**

100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
arobinson@cirrealty.ca

2pc Bathroom 4.17 Ft x 6.00 Ft

3pc Bathroom 7.83 Ft x 5.50 Ft