



18 Rockford Road Calgary Alberta

\$899,900

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, surro...

- 4pc Bathroom 9.08 Ft x 5.00 Ft
- 4pc Bathroom 5.08 Ft x 9.00 Ft
- 5pc Bathroom 12.08 Ft x 17.42 Ft
- Bedroom 12.75 Ft x 12.00 Ft
- Bedroom 9.08 Ft x 16.08 Ft
- Bedroom 11.42 Ft x 9.00 Ft

- Breakfast 11.00 Ft x 6.08 Ft
- Dining room 12.42 Ft x 9.17 Ft
- Family room 14.17 Ft x 15.17 Ft
- Foyer 6.58 Ft x 11.67 Ft
- Kitchen 17.08 Ft x 15.83 Ft
- Laundry room 5.75 Ft x 8.58 Ft

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Listing Presented By:



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**RE/MAX REAL ESTATE
(CENTRAL)**

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Primary Bedroom 14.00 Ft x 19.92 Ft

Living room 12.25 Ft x 11.17 Ft

Other 5.08 Ft x 9.58 Ft

Office 9.50 Ft x 9.67 Ft

2pc Bathroom 4.75 Ft x 4.92 Ft