



# 14 Rockcliff Terrace Calgary Alberta

\$2,249,750

NOW AT FRAMING STAGE, THIS IS YOUR CHANCE TO MAKE PERSONAL SELECTIONS\*\* SHOW HOME IS AT 48 ROCKCLIFF TERRACE AND IS OPEN 12-5 WEEKENDS, 4-8PM MONDAY-THURSDAY! Due to Popular Demand, the Very Popular Show Home Design is being built with some outstanding enhancements on this 8,346 Square Foot Lot Backing onto a Treed Green Space! 4,131 Square Feet Above Grade with 1,403 in the Fully Developed Lower Level for a Total of 5,543 Square Feet Developed! PHOTOS ARE OF THE SHOW HOME\*\* Spacious 24' Deep "4" Car Attached Side Parking Garage (2 Double Garage Doors) with a Huge Driveway that has an Exposed Aggregate Cement Finish. Parking for 8 Vehicles! With a Main Level 10' Ceiling Height, 9' on the Upper and Lower Level, Gourmet Kitchen, that has an additional Prep/Spice Kitchen and Pantry. Also a Flat Painted Ceiling and all 8' Doors! The Main Level Features Include the Front Open to Above Living Room, with the openness extending past the 4' Wide Staircase with Glass Railing. From the Garage you enter into the Mudroom and down the hallway you have the Powder Room and Office with French Doors. Along the back you have the Kitchen, Dining Area and Family Room with a Fireplace and Built In Shelving. A Big Plus is the Ever Popular Sunroom on the back, that has its own Fireplace and Duct Heating! Stairs from the Sunroom lead to the Covered Outdoor Patio with a Feature Outdoor Brick Gas Fireplace. The Upper Level has 4 Bedrooms, each with their own Full Ensuite Bathroom! The Primary Bedroom is 15'8" x 20" including a sitting area, with a large walk in closet, and Spa Ensuite with a 5' Tiled Steam Shower, 10ml Glass, Free Standing Soaker Tub, Dual Sinks with Makeup Counter, and Enclosed Water Closet. The 16' x 17' Loft/Bonus Room has a Built In Media Book Case, and leads to the Upper 16'6" x 12' Fully Covered Deck. Entry to the deck also from the Primary Bedroom. The Lower Level ha...

4pc Bathroom 3.20 M x 1.63 M  
 Recreational, Games room 5.03 M x 11.63 M  
 Recreational, Games room 2.95 M x 3.56 M  
 Bedroom 4.06 M x 3.81 M  
 Exercise room 3.71 M x 4.72 M  
 Living room 4.27 M x 4.22 M  
 Family room 5.28 M x 4.72 M  
 Kitchen 5.23 M x 3.35 M  
 Sunroom 3.56 M x 3.96 M  
 Office 3.15 M x 3.96 M

2pc Bathroom 2.80 M x 1.78 M  
 Other 2.49 M x 3.76 M  
 Other 3.66 M x 2.49 M  
 Loft 5.28 M x 4.78 M  
 Primary Bedroom 6.10 M x 4.78 M  
 5pc Bathroom 3.68 M x 5.51 M  
 Bedroom 4.27 M x 3.66 M  
 Bedroom 4.27 M x 3.66 M  
 Bedroom 3.66 M x 4.27 M

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