



## 41 Rockford Terrace Calgary Alberta

\$1,075,000

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 - 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...

4pc Bathroom Measurements not available

Recreational, Games room 29.92 Ft x 25.42 Ft

Bedroom 10.50 Ft x 9.50 Ft

2pc Bathroom Measurements not available

Great room 17.75 Ft x 15.33 Ft

Dining room 10.92 Ft x 10.08 Ft

Laundry room 5.92 Ft x 5.42 Ft

4pc Bathroom Measurements not available

5pc Bathroom Measurements not available

Primary Bedroom 25.83 Ft x 18.00 Ft

Bedroom 12.25 Ft x 10.92 Ft

Bedroom 11.58 Ft x 10.58 Ft

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

Listing Presented By:



Originally Listed by:  
Royal LePage Benchmark

<http://www.camsterns.com/>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
[cm.mackenzie@shaw.ca](mailto:cm.mackenzie@shaw.ca)

**Kitchen** 15.33 Ft x 13.17 Ft

**Bonus Room** 15.42 Ft x 15.25 Ft

**Den** 10.92 Ft x 10.58 Ft