



## 57 Rockcliff Heights Calgary Alberta

\$1,329,000

UPGRADED HOUSE | 2991 SQ. FT. | 5 BEDS | 3.5 BATHS | WIDE LOT | DOUBLE GARAGE | AGGREGATE DRIVEWAY | WEST FACING | PRIVATE BALCONY | NEARBY ELEMENTARY, JUNIOR HIGH & HIGH SCHOOL | ESTABLISHED RETAIL AMENITIES | YMCA NEARBY | TUSCANY STATION WITHIN 2 KMS | PARK, PLAYGROUND AND MUCH MORE. Welcome to your dream home, where luxury meets comfort in a vibrant community setting. This captivating 5-bedroom, 3.5-bath residence offers an expansive 4179.11 square feet of elegantly constructed living space, ensuring you'll never feel cramped, even during hide-and-seek marathons. Dive into the heart of the home—the kitchen, which is more outfitted than a scout on their first camp. Here, culinary adventures await. Flanked by spacious, airy living areas, entertaining guests transitions from a task to a delight, inviting laughter that echoes through the halls. But there's more to this house than just good bones; it is perched on a generously-sized lot in a serene pocket of Calgary. Enjoy peaceful mornings in the private yard that might make your gardening gloves itch with excitement. Neighbourhood features further sweeten the pot. Take a brisk walk and find yourself in Rockford Park or stretch it out at the YMCA Rocky Ridge, making gym memberships obsolete. If the cupboards run low, Calgary Co-op Rocky Ridge Food Centre is a mere hop, skip, and a jump away—talk about convenience! Toss in a bus station within walking range and you might as well sell the car (or keep it for joy rides to nearby attractions). Tuscany Train Station is a Minute Drive. Get ready for open arms in this community where every amenity feels custom-fitted for your lifestyle. Don't just take our word for it; come see for yourself at our open house event on Saturday, September 07, and Sunday, September 08, 2024, from 12:00 pm to 03:00 PM. Experience first-hand why this isn't just a place to live—it's the place to thr...

4pc Bathroom 5.00 Ft x 13.17 Ft  
5pc Bathroom 15.25 Ft x 10.67 Ft  
Bedroom 10.17 Ft x 16.42 Ft  
Bedroom 10.25 Ft x 12.50 Ft  
Bedroom 10.08 Ft x 11.92 Ft  
Family room 12.83 Ft x 25.33 Ft  
Laundry room 5.67 Ft x 9.75 Ft  
Primary Bedroom 12.92 Ft x 21.58 Ft

Bedroom 15.08 Ft x 13.33 Ft  
Recreational, Games room 29.92 Ft x 27.17 Ft  
Furnace 7.33 Ft x 20.25 Ft  
2pc Bathroom 5.92 Ft x 4.67 Ft  
Dining room 15.67 Ft x 9.42 Ft  
Foyer 6.58 Ft x 10.92 Ft  
Kitchen 13.50 Ft x 16.17 Ft  
Living room 17.00 Ft x 18.50 Ft

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

Listing Presented By:



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Other 15.25 Ft x 7.50 Ft

Other 7.75 Ft x 11.00 Ft

3pc Bathroom 8.67 Ft x 5.00 Ft