



27 ROCKFORD Park Calgary Alberta

\$1,795,000

STUNNING CURB APPEAL, EXCELLENT LOCATION, "NEW HOME" CONSTRUCTION on an ESTATE LOT in the AMAZING Community of ROCKYRIDGE!!! SPACIOUS 6652 SQ. MT. West back yard in a very DESIRABLE LOCATION, w/a WALKOUT Location in a "QUIET" PRIVATE CULDESAC w/EXCELLENT Architectural Controls, is FULLY UPGRADED + Has SPECTACULAR MOUNTAIN VIEWS!!! Over 4697 Sq. Ft. of Fully Upgraded Developed Living Space, in this BEAUTIFUL HOME Custom Designed + BUILT by BRADFORD HOMES LTD, Great Sought after 30' X 23'6" OVER SIZED TRIPLE CAR GARAGE with an EXTRA workshop included. WALK-OUT Basement w/in-slab HEAT. Spacious FOYER leads to a Main floor Office + Dining room,+ GRAND Great room w/VAULTED CEILINGs, w/GAS Fireplace. GORGEOUS CHEF'S Kitchen w/ISLAND, UPGRADED HIGH End SS APPLIANCES, leads to a LARGE Pantry, Spacious Mud Room + 2 Pce bath to complete the main floor. Upstairs you will find a Fantastic Floor Plan w/Spacious Primary Bedroom, w/5 pce EN-SUITE, Large Walk-in Closet, 2 additional Bedrooms w/Walk-in Closets, Upstairs Laundry, Great BONUS Room, + Open to Below w/Incredible Panoramic Mountain Views, 4 pce Main bath, Metal + Wood Railings, HIGH-END PLYGEM Windows + Doors, Gorgeous WHITE OAK Hardwood, Neutral Paint throughout, ESQUISITE Tile Showers, 4 SEPARATE ZONES for HEATING control + COMFORT (6 THERMOSTATS throughout HOME) + A/C Rough-In Included, + the MASSIVE WINDOWS are super bright. The Exterior will be finished w/ACRYLIC WHITE STUCCO, BLACK Windows. SPECTACULAR CURB APPEAL , exposed AGGREGATE DRIVEWAY + TRIPLE CAR HEATED GARAGE including garage door openers!!! The WALKOUT Basement will have a 4th Bedroom, + a 3 pce bath, HUGE Family room, Extra Storage rooms, + a Great Utility room. This really A-M-A-Z-I-N-G home is situated + Tucked back from any NOISE, + you can actually get to KNOW YOUR NEIGHBOURS. Landscaping will be ready for LOAM + SOD. A GREAT option...

Bonus Room 15.25 Ft x 13.00 Ft

Primary Bedroom 19.00 Ft x 16.00 Ft

Other 15.17 Ft x 7.42 Ft

5pc Bathroom 19.00 Ft x 9.08 Ft

Family room 38.33 Ft x 14.75 Ft

Bedroom 10.92 Ft x 10.75 Ft

3pc Bathroom 8.25 Ft x 4.92 Ft

Furnace 11.17 Ft x 10.00 Ft

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Listing Presented By:



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Bedroom 16.00 Ft x 12.08 Ft
Other 5.50 Ft x 5.00 Ft
Bedroom 15.92 Ft x 12.25 Ft
Other 9.08 Ft x 4.92 Ft
Laundry room 7.83 Ft x 7.42 Ft
4pc Bathroom 10.17 Ft x 5.00 Ft

Living room 15.42 Ft x 15.42 Ft
Kitchen 15.42 Ft x 13.50 Ft
Breakfast 15.42 Ft x 9.92 Ft
Pantry 8.17 Ft x 7.08 Ft
Dining room 12.00 Ft x 9.67 Ft