

# 48 Rockcliff Terrace Calgary Alberta

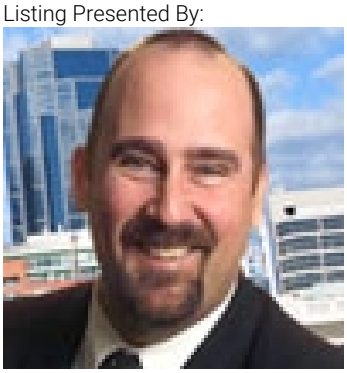
$2,295,000

THE SHOW HOME IS NOW FOR SALE AND OFFERS YOU FLEXIBLE POSSESSION! PLUS 3 FULLY LOADED QUICK POSSESSION HOMES READY FOR YOU NOW, ALL 3 WITH 4 BEDROOMS UP, 2 WITH TRIPLE GARAGES AND ONE WITH A RARE SIDE PARKING 4 CAR GARAGE! ROCK LAKE ESTATES IN ROCKY RIDGE, HAS THE LAST PHASE COMPLETING NOW! THE BUILDER HAS NINE MORE ESTATE LOTS LEFT TO CUSTOM BUILD ON. THE SHOW HOME ITSELF IS A 2 STOREY WALKOUT PLAN WITH A SIDE PARKING FULLY FINISHED TRIPLE GARAGE! BACKING ONTO A TREED GREEN SPACE. FEATURING A FRONT OPEN TO ABOVE LIVING ROOM AND STAIRCASE WITH THE LOFT OVERLOOKING FROM ABOVE. THE BACK OF THE MAIN LEVEL FEATURES THE FAMILY ROOM, DINING AREA AND L-SHAPED KITCHEN PLUS THE 4 SEASON SUNROOM OVERLOOKING THE DECK AND GREEN SPACE. THE OFFICE FEATURES A BUILT IN DESK FOR TWO, PLUS BUILT IN SHELVING. THE MUDROOM OFF THE GARAGE LEADS INTO THE BUTLER'S PANTRY THROUGH TO THE GOURMET KITCHEN. THE HIGH END APPLIANCE PACKAGE GIVES YOU A SUB ZERO PANEL READY BUILT IN FRIDGE, FREEZER, AND BEVERAGE FRIDGE, PLUS BEVERAGE FRIDGE IN THE LOWER WET BAR. ADD TO THIS YOUR WOLF GAS COOKTOP, BUILT IN OVEN AND MICROWAVE OVEN, PLUS DISHWASHER. THE CUSTOM BUILT CANOPY HAS A BUILT IN HOOD FAN. THE UPPER LEVEL FEATURES 3 SPACIOUS BEDROOMS ALL WITH TRAY CEILINGS, THE OPEN LOFT BONUS ROOM WITH A BUILT IN FEATURE WALL, PLUS LAUNDRY AND 3 BATHROOMS. THE PRIMARY BEDROOM HAS A SPACIOUS WALK IN CLOSET WITH A CUSTOM BUILT IN DRESSER, AND THE SPA ENSUITE FEATURES A DOUBLE SINK VANITY, TILED STEAM SHOWER WITH 10ML GLASS AND SITTING BENCH, ELEGANT SOAKER TUB, AND 24X48 DESIGNER TILE ON THE FLOOR AND WALLS! PLUS AN ENCLOSED TOILET. THE LOWER LEVEL OFFERS YOU A HUGE REC ROOM WITH A BUILT IN WET BAR AND ISLAND TO ENJOY AND ENTERTAIN WITH. ALSO A 4TH BEDROOM, FULL BATHROOM AND A GYM WITH RUBBER MAT FLOORING. CENTRAL AIR CONDITIONING, POT LIGHTS GALORE, AND QUARTZ COUNTERS THROUGHOUT! ENGINEERED HARDWOOD FLOORING...

4pc Bathrooms 1.00 Ft x 0.00 Ft
Recreational, Games room 17.33 Ft x 37.50 Ft

2pc Bathroom 6.67 Ft x 5.75 Ft
Sunroom 12.00 Ft x 13.33 Ft

Listing Presented By:




Originally Listed by:
RE/MAX House of Real Estate

https://derrickpenn.remaxhouse.ab.ca/

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca



The property information on this website is derived from the Canadian Real Estate Association''s Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.

Bedroom 12.50 Ft x 10.50 Ft
Exercise room 12.33 Ft x 16.17 Ft
Living room 14.00 Ft x 13.00 Ft
Den 12.00 Ft x 14.00 Ft
Family room 17.33 Ft x 15.50 Ft
Dining room 14.67 Ft x 14.00 Ft
Kitchen 17.67 Ft x 11.00 Ft
Pantry 8.33 Ft x 7.83 Ft

Other 10.00 Ft x 7.17 Ft
Loft 17.33 Ft x 17.00 Ft
Primary Bedroom 17.17 Ft x 15.00 Ft
6pc Bathroom 15.67 Ft x 17.00 Ft
Bedroom 15.00 Ft x 11.83 Ft
Bedroom 12.00 Ft x 14.17 Ft
Laundry room 10.00 Ft x 7.50 Ft

The property information on this website is derived from the Canadian Real Estate Association''s Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.