



61 Rockford Road Calgary Alberta

\$1,235,000

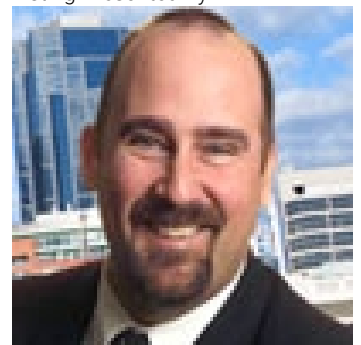
In a city where increasing density is reshaping neighbourhoods, imagine waking up to the serenity of protected green space surrounding your home. Welcome to 61 ROCKFORD ROAD NW, a home where thoughtful design and privacy offer a rare escape. Nestled in prestigious Rockford Estates, this property is bordered by a TRANQUIL NATURAL RESERVE that stretches in front and alongside the home, offering peace and solitude. This 4-BEDROOM, 3.5-BATH home offers over 3,500 SQFT of beautifully crafted living space, designed for modern living and entertaining. The journey begins on the ENTRY-LEVEL WALKOUT FLOOR, where a grand foyer with soaring ceilings sets the tone. This versatile level features a RECREATION ROOM with a WET BAR, a LARGE BEDROOM, and a full bath, perfect for guests or professional pursuits. With PRIVATE SEPARATE ENTRANCES, this space is ideal for a home-based business or the potential for a LEGAL SUITE (with city approval), complete with its own private side patio. As you ascend the OPEN STAIRCASE, the main living area unfolds, bathed in sunlight. Designed for practicality, comfort, and entertaining, this level is the heart of the home. The kitchen takes center stage with an EXPANSIVE ISLAND, stainless steel appliances, and a butler's pantry. The dining area accommodates large gatherings, while the living room offers a cozy yet elegant space filled with natural light. HUNTER DOUGLAS BLINDS, with a top-down, bottom-up feature, enhance light control and privacy. A WEST-FACING BALCONY AND PATIO extends the living area outdoors, offering TRANQUIL RESERVE VIEWS. A DEDICATED HOME OFFICE, with its own balcony, provides an ideal space for focus and inspiration. An additional room, with access to the butler's pantry, offers flexibility as a FORMAL DINING ROOM, BONUS ROOM, or PLAYROOM. A library outside the office completes this level. The Upper Floor is dedicated to Rest and ...

- 5pc Bathroom 10.58 Ft x 4.92 Ft
- 5pc Bathroom 11.08 Ft x 16.00 Ft
- Bedroom 16.08 Ft x 9.92 Ft
- Bedroom 16.17 Ft x 11.75 Ft
- Laundry room 6.25 Ft x 7.08 Ft

- Other 11.33 Ft x 5.92 Ft
- Recreational, Games room 18.25 Ft x 14.00 Ft
- Furnace 10.42 Ft x 12.67 Ft
- Other 3.25 Ft x 6.75 Ft
- 2pc Bathroom 4.92 Ft x 4.92 Ft

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Listing Presented By:



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CIR Realty

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Primary Bedroom 16.42 Ft x 13.92 Ft

Other 7.42 Ft x 14.00 Ft

4pc Bathroom 4.83 Ft x 8.17 Ft

Bedroom 13.67 Ft x 10.25 Ft

Foyer 12.25 Ft x 16.50 Ft

Dining room 14.83 Ft x 12.92 Ft

Family room 13.83 Ft x 12.42 Ft

Kitchen 14.25 Ft x 14.58 Ft

Living room 18.17 Ft x 14.00 Ft