

# \$2,295,000 - 48 Rockcliff Terrace Nw, Calgary

MLS® #A2241655

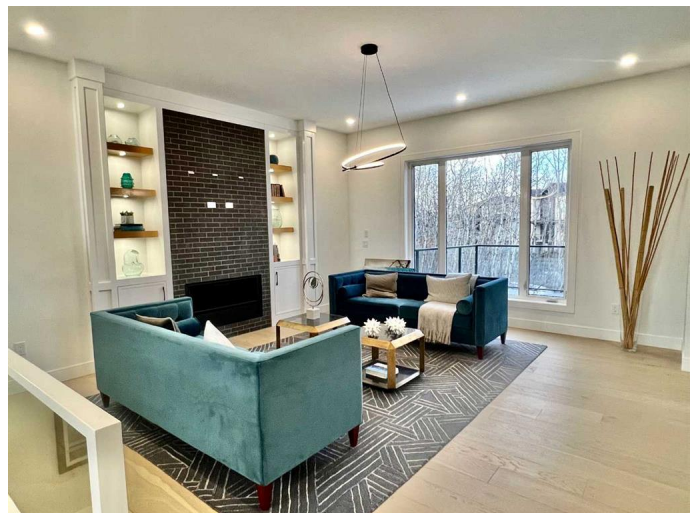
**\$2,295,000**

4 Bedroom, 5.00 Bathroom, 3,790 sqft

Residential on 0.15 Acres

Rocky Ridge, Calgary, Alberta

WELCOME TO THE VERY POPULAR SHOW HOME THAT IS NOW FOR SALE IN ROCK LAKE ESTATES FROM THE BH SIGNATURE DIVISION OF BRAR HOMES! WE ARE MOVING TO OUR NEW SHOW HOME IN AUGUST, SO THIS WILL BE READY FOR POSSESSION IN SEPTEMBER. THIS IS A WALKOUT PLAN WITH A SIDE PARKING FULLY FINISHED TRIPLE GARAGE! BACKING ONTO A TREED GREEN SPACE. THIS PLAN PRESENTS AS AN OPEN PLAN THAT HAS BEEN REDESIGNED INTO SEVERAL PRE-SOLD HOMES IN THIS AREA. 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 SHELVEING. 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 AND DESIGNER TILE COVERS THE MAIN AND UPPER LEVEL, WITH CARPET ON THE LOWER STAIRS AND BASEMENT. IN FLOOR HEATING IS ROUGHED IN. THERE IS A FULL WIDTH DECK AND WALKOUT PATIO BELOW. EXPOSED AGGREGATE DRIVEWAY AND PATIO. THE DRIVEWAY GIVES YOU A 27' TURNING RADIUS!! 15 MORE LOTS READY O BUILD ON! SHOW HOME HOURS ARE MONDAY-THURSDAY 4-8PM, WEEKENDS 12-5PM, OR BY APPOINTMENT. CLOSED FRIDAY. COME ON BY AND TAKE A LOOK!

Built in 2022

### **Essential Information**

MLS® #	A2241655
Price	\$2,295,000
Bedrooms	4

Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,790
Acres	0.15
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	48 Rockcliff Terrace Nw
Subdivision	Rocky Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 0G6

### Amenities

Parking Spaces	7
Parking	Garage Door Opener, Insulated, Triple Garage Attached, Aggregate, Garage Faces Side
# of Garages	3

### Interior

Interior Features	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Quartz Counters, Tray Ceiling(s), Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Washer, Wine Refrigerator, Built-In Refrigerator, Built-In Freezer
Heating	In Floor Roughed-In, Forced Air, Humidity Control
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Sun Room
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

### Exterior

Exterior Features	BBQ gas line
Lot Description	Backs on to Park/Green Space, Landscaped, Lawn, Environmental Reserve, Reverse Pie Shaped Lot, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Cement Fiber Board
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 30th, 2025
Days on Market	2
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX House of Real Estate
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