



**GRASSROOTS**  
REALTY GROUP

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**19 Rockcliff Court NW**  
**Calgary, Alberta**

**MLS # A2328163**



**\$1,885,000**

|                  |                        |               |                  |
|------------------|------------------------|---------------|------------------|
| <b>Division:</b> | Rocky Ridge            |               |                  |
| <b>Type:</b>     | Residential/House      |               |                  |
| <b>Style:</b>    | 2 Storey               |               |                  |
| <b>Size:</b>     | 3,660 sq.ft.           | <b>Age:</b>   | 2025 (1 yrs old) |
| <b>Beds:</b>     | 5                      | <b>Baths:</b> | 4 full / 1 half  |
| <b>Garage:</b>   | Triple Garage Attached |               |                  |
| <b>Lot Size:</b> | 0.29 Acre              |               |                  |
| <b>Lot Feat:</b> | Pie Shaped Lot         |               |                  |

|                    |                                                                                                                                                    |                   |      |
|--------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                                                                                                                                         | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood                                                                                                                     | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                                    | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                                                                                                                                               | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Wood Frame                                                                                                                                         | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                    | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Chandelier, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Primary Downstairs, Quartz Counters |                   |      |
| <b>Inclusions:</b> | None                                                                                                                                               |                   |      |

OPEN HOUSE SATURDAY, July 11, 12:30-2PM Brand-new custom masterpiece by Duri Homes, offering 3,660 sq. ft. of refined living space with 5 bedrooms, 4.5 bathrooms, and an oversized triple attached garage. Set on a large pie-shaped lot with coveted southwest exposure on a quiet cul-de-sac &mdash; a rare find &mdash; the striking exterior blends acrylic stucco, stone detailing, and an exposed aggregate driveway for commanding curb appeal. Step inside to soaring 10' ceilings on the main floor, 9' ceilings both upstairs and in the basement, engineered hardwood, ceramic tile, a designer lighting package, and oversized windows wrapped in an elegant neutral palette. The showpiece two-storey great room stuns with a sleek linear gas fireplace framed by custom built-ins and floor-to-ceiling windows that bathe the home in natural light. The chef-inspired kitchen is equally suited to everyday living and grand entertaining &mdash; a massive quartz island, premium stainless steel appliances, full-height cabinetry, designer backsplash, butler's pantry, and a spacious dining area. A private front office, well-appointed mudroom, and a main-floor bedroom with its own 3-piece ensuite offer rare flexibility for guests or multigenerational living. Upstairs, a generous bonus room overlooks the great room below, joined by four large bedrooms &mdash; three with ensuite access via two private ensuites and a Jack-and-Jill bath. The primary retreat is a true sanctuary, featuring a spa-inspired 5-piece ensuite with freestanding soaker tub, oversized glass shower, dual vanities, and a custom walk-in closet with built-in organizers. The unfinished basement is a blank canvas awaiting your vision. Please note: the builder will complete the front yard landscaping; back yard landscaping and fencing are not included, offering buyers the opportunity to design the outdoor space to their own taste. Ideally

positioned in prestigious Rockcliff, minutes to Royal Oak Centre, Beacon Hill Shopping Centre, Tuscany LRT, top schools, parks, and scenic pathways, with effortless access to major roadways and the Rocky Mountains. Never lived in, smoke-free, pet-free, and backed by the Alberta New Home Warranty &mdash; a rare union of luxury, craftsmanship, and location. Some images digitally staged/enhanced; in-person viewing recommended.