



GRASSROOTS
REALTY GROUP

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34 rockford Park NW
Calgary, Alberta

MLS # A2328871



\$2,100,000

Division:	Rocky Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,535 sq.ft.	Age:	2021 (5 yrs old)
Beds:	6	Baths:	5
Garage:	Triple Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Backs on to Park/Green Space, Corner Lot, Cul-De-Sac, Private, See Remarks		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate, Marble, See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Stucco, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Ceiling Fan(s), Chandelier, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Pantry, Quartz Counters, See Remarks, Walk-In Closet(s), Wet Bar		
Inclusions:	N/A		

Welcome to this stunning stucco home with a triple attached heated garage, located in the highly sought-after community of Rocky Ridge. Thoughtfully designed with no detail overlooked, this exceptional property offers the perfect blend of luxury, comfort, and modern convenience. From the moment you arrive, you'll be impressed by the professionally landscaped front and backyard, elegant Gemstone exterior lighting, and the infloor heated triple garage. Step inside to discover a bright and spacious open concept layout featuring a dramatic open-to-below living room that fills the home with natural light. Highend upgrades include a striking tile backsplash, custom built-in shelving, and an elegant dining area highlighted by a beautifully detailed ceiling design, creating the perfect setting for family meals and entertaining. Upstairs, you'll find generously sized bedrooms and an exceptionally large bonus room, ideal for relaxing, hosting guests, or creating a family entertainment space. The fully finished walkout basement adds incredible living space and luxury, complete with a large wet bar, expansive recreation room, spacious bedroom, dedicated gym, and a full bathroom perfect for entertaining or accommodating extended family. The beautifully landscaped, fully fenced backyard offers a private outdoor retreat with a spacious patio, making it ideal for hosting gatherings. A hot tub rough-in is already in place, allowing you to create your own backyard oasis with ease. Additional highlights include central air conditioning, premium upgrades throughout, and an unbeatable location close to parks, schools, shopping, walking paths, and all the amenities Rocky Ridge has to offer. This is a rare opportunity to own an exceptional luxury home in one of Calgary's most desirable communities. Book your private showing today!

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