



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

21 Rockford Road NW
Calgary, Alberta

MLS # A2330780



\$1,100,000

Division:	Rocky Ridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,722 sq.ft.	Age:	2012 (14 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Close to Clubhouse, Landscaped, No Neighbours Behind, Private, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	See Remarks, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete, See Remarks	Utilities:	-

Features: Bookcases, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, No Smoking Home, See Remarks, Wired for Sound

Inclusions: Dishwasher(2), Wall Oven (Double), Built-in Microwave/Wall Oven Combo, Gas Cooktop & Hood, Garage Control(s), Garage Floor Opener, AC, Solar Equipment, Curtain Rods & Blinds

Set in Rocky Ridge, one of Calgary's highest points in the city, 21 Rockford Road has the quiet confidence of a home designed by people who intended to stay. The exterior sets the tone, sage stucco, stacked stone, and carriage-style garage doors that feel warm and built to last. A front study greets you off the entry, perfectly positioned to the front yard, full of light, and the kind of room that flexes easily between an office, a reading room, or a quiet space to start the day. Beyond it, the home opens around a custom built-in library that sits at the architectural heart of the main floor. The living room, and Kitchen, gather around it simultaneously, with shelves layered by the slow accumulation of a life well-lived: books, photographs, the small things that turn this house into a home. The kitchen is built for people who have loved to cook here. A six-burner gas range anchors the space, with stainless appliances, double wall ovens, under-cabinet lighting, and polished finishes that hold up to weeknight dinners and full-house gatherings. It flows into the living and dining nook in a way that makes hosting feel effortless, with the backyard just beyond, a quiet outdoor space that the current owners will genuinely miss. With so much natural light, the home has also been outfitted with a smart solar system that quietly works in the background to manage energy consumption. The main-floor primary is where this home really shows its thinking. There's something quietly luxurious about bungalow-style living ; everything you need on one level, no stairs between you and your morning coffee or your bed at night. The ensuite is built for the way mornings actually run, with a long granite double vanity, a deep soaker tub, and a fully tiled glass shower that gives the space a spa-like ease. It opens directly into a custom-fitted walk-in closet with built-in shelving and drawers, the kind of layout that makes

daily routines effortless and the home liveable for the long haul Downstairs a full entertainment setup with projector, screen, and built-in surround sound transforms the space into a theatre on movie nights, a sports lounge, and the natural endpoint for family gatherings that stretch late into the evening. Additional rooms beyond it offer real flexibility, the current owners use one as a craft room, but the space holds room for a gym, a guest suite, bedroom for the teenage children, a studio, or whatever the next chapter calls for. Rocky Ridge itself was shaped around its natural landscape, with endless pathways, ridge-line mountain views, and one of the largest recreation facilities in the city just minutes from the door. It's a community of people who tend to stay, drawn by the views, the trails, and the quiet sense of belonging that takes years to build. This is a home shaped by a decade of intention, and is ready for whatever comes next.