

34 rockford Park NW  
Calgary, Alberta

MLS # A2328871



**\$2,100,000**

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

|                    |                                                                                                                                                                     |                   |    |
|--------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|----|
| <b>Heating:</b>    | Fireplace(s), Forced Air                                                                                                                                            | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Ceramic Tile, Hardwood, Laminate, Marble, See Remarks                                                                                                               | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                                                     | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full                                                                                                                                                                | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Concrete, Stone, Stucco, Wood Frame                                                                                                                                 | <b>Zoning:</b>    | R1 |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                                     | <b>Utilities:</b> | -  |
| <b>Features:</b>   | 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 |                   |    |
| <b>Inclusions:</b> | N/A                                                                                                                                                                 |                   |    |

Welcome to this exceptional luxury home in the prestigious community of Rocky Ridge, where timeless elegance meets modern comfort. Boasting over 4,800 sq. ft. of beautifully developed living space, this meticulously maintained stucco home features a heated triple attached garage and an impressive list of premium upgrades throughout. From the moment you arrive, you'll appreciate the professionally landscaped front and backyard, permanent Gemstone exterior lighting, and exceptional curb appeal. Step inside to discover a bright, open-concept floor plan highlighted by a breathtaking open-to-above living room that fills the home with natural light. The chef-inspired kitchen is complemented by a dedicated spice kitchen, premium cabinetry, designer tile backsplash, quartz countertops, and high-end built-in finishes perfect for both everyday living and entertaining. The elegant dining area showcases a custom feature ceiling, while the spacious family areas provide an ideal setting for gathering with family and friends. Upstairs, you'll find four generously sized bedrooms, including a luxurious primary retreat with a spa-inspired ensuite and walk-in closet, three full bathrooms, a spacious bonus room, and the convenience of an upper-floor laundry room. The professionally developed walkout basement expands your living space with a large recreation room, stylish wet bar, dedicated fitness room, spacious bedroom, and full bathroom ideal for extended family, guests, or entertaining. Outside, enjoy your private, fully fenced backyard featuring a spacious patio, beautifully landscaped grounds, and a hot tub rough-in, creating the perfect outdoor retreat. Additional features include \* Heated triple attached garage \* In-floor garage heating \* Central air conditioning \* Premium finishes throughout \* Permanent Gemstone exterior lighting \*

Professionally landscaped yard \* Walkout basement \* Close to parks, walking paths, shopping, recreation, and top-rated schools Located in one of Northwest Calgary's most sought-after communities, this exceptional home offers the perfect combination of luxury, functionality, and an unbeatable location. A rare opportunity to own a truly remarkable property in Rocky Ridge.