



\$ 1,299,500.00

31 ROCKFORD PARK NW CALGARY

<https://paulbrinton.com>

****OPEN HOUSE SATURDAY & SUNDAY 1:30-4pm ****
MASSIVE BONUS ** PRICING NOW INCLUDES
DEVELOPING THE WALKOUT BASEMENT WITH 1
BEDROOM AND GYM OR 2 BEDROOMS, WET BAR,
FAMILY ROOM, AND STORAGE ROOM THIS WILL**
GIVE YOU 4500 SQUARE FEET DEVELOPED ON ALL 3
LEVELS!! THREE OF FOUR ESTATE HOMES
REMAINING...

- 3 beds
- 4 baths
- Detached
- Residential
- Active

Image not found or type unknown



BASIC FACTS

Style: 2 Storey

MLS ® #: A1151305

Type: Detached

Bedrooms: 3

Baths Half: 1

Status: Active

Area: 0.00 sq ft

County Or Parish: Calgary

CONDO TYPE: Not a Condo

Post Updated: 2021-11-28 18:29:14

Bathrooms: 4

Bedrooms Above Grade: 3

Date added: 10/02/21

Two Piece Bath: 1

Lot size: 7363 sq ft

Year built: 2021

Parking: Oversized, Triple Garage Attached

PROPERTY FEATURES

Garage YN: Yes

Fireplace: 1

Association Amenities:

Clubhouse, Park, Racquet Courts

Community Features: Clubhouse, Schools Nearby, Playground, Sidewalks, Street Lights, Tennis Court(s), Shopping Nearby

Fencing: Partial

Cooling: Sep. HVAC Units

Total Parking: 6

Flooring: Hardwood, Tile

Fireplace Features: Dining Room, Double Sided, Gas, Living Room

Exterior Features: Other

District: CAL Zone NW

Interior Features: Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Stone Counters, Sump Pump(s), Walk-In Closet(s)



Lot Features: Cul-De-Sac,Pie Shaped Lot

Roof Type: Asphalt Shingle

Heating Type: Floor Furnace

PROPERTY INFORMATION

Basement: Unfinished, Walk-Out

Levels: Two

Laundry features: Laundry Room, Upper Level

Zoning: R-C1s

Transaction Type: For Sale

List Price Square Foot: \$ 428.59

Photo Count: 35

Rooms Above Grade: 9

Construction Materials: See Remarks

Suite: No

Foundation: Poured Concrete

Frontage Metres: 11.30M 37`1"

Appliances: Bar
Fridge,Dishwasher,Freezer,Garage
Control(s),Gas Range,Range
Hood,Refrigerator

Living Area SF: 3033.00

Subdivision Name: Rocky Ridge

Structure Type: House

Lot Size Acres: 0.17

Restrictions: None Known

