

# \$1,225,000 - 101 Rockford Road Nw, Calgary

MLS® #A2257231

**\$1,225,000**

4 Bedroom, 4.00 Bathroom, 2,437 sqft

Residential on 0.14 Acres

Rocky Ridge, Calgary, Alberta

**\*\*\*OPEN HOUSE SATURDAY AND SUNDAY  
SEPTEMBER 20 AND 21 11AM-1PM\*\*\***

Welcome Home! This immaculate Estate Home is located in Rockford Estates, on a quiet and family-friendly street in the sought after community of Rocky Ridge! On the market for the first time, this 2013 build boasts over 3400 sq ft of living space. Stepping into this elegant home, you are greeted with a grand foyer that's spacious and open to above, lots of space to greet your guests. There is beautiful hand-scraped, engineered, wide-plank hardwood flooring throughout the main floor. Wander through the den and into the upscale gourmet kitchen featuring a large island with a raised bar to have your guests sit at, granite countertops, tons of cupboard and counter space, upgraded stainless steel appliances and a designer Wolf 6 burner gas stove! If you love cooking you will love this kitchen! With 9' ceilings, the open floor plan incorporates a dining room and living room off of the kitchen, great for hosting dinner parties! The main floor is capped off with a large mud room that incorporates the laundry room and a powder room. Head upstairs to the bonus room with large windows that lets all the natural light in. Walk down the hall to the spacious primary bedroom, with more large windows and tons of space - your own personal oasis! The ensuite has two vanities, tub, shower and 2 walk-in closets. There are 2 more good sized bedrooms and a 4 piece bathroom that finishes off the upper floor. The



basement has a great spot to watch movies on the large projector with the family. No reason to go upstairs with the amazing wet bar - make your popcorn and have your drinks at the amazing custom wood countertop. Host your buddies for the superbowl!! There is also a large bedroom and a 4 piece bathroom on this level. Finally, step out into the amazing backyard, with large deck and hot tub - great for BBQ'ing and having friends and family over! Lots of mature trees makes it private and the large pie-shaped lot gives you tons of space to play with the kids or let the dog lounge. Kick up your feet and make some smores around the fire pit, in this quiet and serene yard! If you like being outside this backyard is for you! The YMCA, schools, shopping and restaurants are all just steps away. This beautiful neighbourhood has lots of bike paths, walking trails and is a short hop to the mountains. You don't want to miss out on this one! Welcome Home!

Built in 2013

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2257231    |
| Price          | \$1,225,000 |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,437       |
| Acres          | 0.14        |
| Year Built     | 2013        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 101 Rockford Road Nw |
| Subdivision | Rocky Ridge          |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3G 0E1              |

### Amenities

|                |                                                                                                 |
|----------------|-------------------------------------------------------------------------------------------------|
| Parking Spaces | 4                                                                                               |
| Parking        | Double Garage Attached, Garage Door Opener, Off Street, Driveway, Garage Faces Front, Oversized |
| # of Garages   | 2                                                                                               |

### Interior

|                   |                                                                                                                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Tankless Water Heater, Washer, Window Coverings, Water Softener                                                    |
| Heating           | Forced Air                                                                                                                                                                                                                        |
| Cooling           | Central Air                                                                                                                                                                                                                       |
| Fireplace         | Yes                                                                                                                                                                                                                               |
| # of Fireplaces   | 1                                                                                                                                                                                                                                 |
| Fireplaces        | Gas, Living Room, Mantle, Stone                                                                                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                                                                                                               |
| Basement          | Finished, Full                                                                                                                                                                                                                    |

### Exterior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Exterior Features | Fire Pit, Private Entrance, Private Yard                                                             |
| Lot Description   | Back Yard, Corner Lot, Cul-De-Sac, Landscaped, Level, Private, Street Lighting, Lawn, Pie Shaped Lot |
| Roof              | Asphalt                                                                                              |
| Construction      | Concrete, Stone, Stucco, Wood Frame, Silent Floor Joists                                             |
| Foundation        | Poured Concrete                                                                                      |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 18th, 2025 |
| Days on Market | 25                   |

Zoning

R-CG

Listing Details

Listing Office

CIR Realty

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