48 Rockcliff Terrace NW

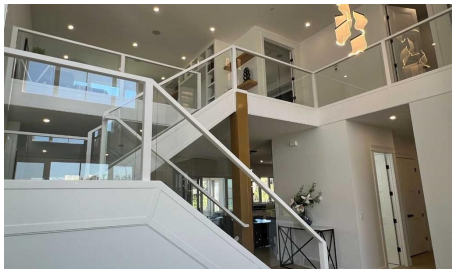
Calgary | Active | MLS® A2359609

$2,295,000









Bedrooms	Bathrooms	Year Built	Living area
4	**5**	**2021**	**3,790 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX House of Real Estate

A closer look

THE SHOW HOME IS NOW FOR SALE AND OFFERS YOU FLEXIBLE POSSESSION! PLUS 3 FULLY LOADED QUICK POSSESSION HOMES READY FOR YOU NOW, ALL 3 WITH 4 BEDROOMS UP, 2 WITH TRIPLE GARAGES AND ONE WITH A RARE SIDE PARKING 4 CAR GARAGE! ROCK LAKE ESTATES IN ROCKY RIDGE, HAS THE LAST PHASE COMPLETING NOW! THE BUILDER HAS NINE MORE ESTATE LOTS LEFT TO CUSTOM BUILD ON. THE SHOW HOME ITSELF IS A 2 STOREY WALKOUT PLAN WITH A SIDE PARKING FULLY FINISHED TRIPLE GARAGE! BACKING ONTO A TREED GREEN SPACE. FEATURING A FRONT OPEN TO ABOVE LIVING ROOM AND STAIRCASE WITH THE LOFT OVERLOOKING FROM ABOVE. THE BACK OF THE MAIN LEVEL FEATURES THE FAMILY ROOM, DINING AREA AND L-SHAPED KITCHEN PLUS THE 4 SEASON SUNROOM OVERLOOKING THE DECK AND GREEN SPACE. THE OFFICE FEATURES A BUILT IN DESK FOR TWO, PLUS BUILT IN SHELVING. THE MUDROOM OFF THE GARAGE LEADS INTO THE BUTLER'S PANTRY THROUGH TO THE GOURMET KITCHEN. THE HIGH END APPLIANCE PACKAGE GIVES YOU A SUB ZERO PANEL READY BUILT IN FRIDGE, FREEZER, AND BEVERAGE FRIDGE, PLUS BEVERAGE FRIDGE IN THE LOWER WET BAR. ADD TO THIS YOUR WOLF GAS COOKTOP, BUILT IN OVEN AND MICROWAVE OVEN, PLUS DISHWASHER. THE CUSTOM BUILT CANOPY HAS A BUILT IN HOOD FAN. THE UPPER LEVEL FEATURES 3 SPACIOUS BEDROOMS ALL WITH TRAY CEILINGS, THE OPEN LOFT BONUS ROOM WITH A BUILT IN FEATURE WALL, PLUS LAUNDRY AND 3 BATHROOMS. THE PRIMARY BEDROOM HAS A SPACIOUS WALK IN CLOSET WITH A CUSTOM BUILT IN DRESSER, AND THE SPA ENSUITE FEATURES A DOUBLE SINK VANITY, TILED STEAM SHOWER WITH 10ML GLASS AND SITTING BENCH, ELEGANT SOAKER TUB, AND 24X48 DESIGNER TILE ON THE FLOOR AND WALLS! PLUS AN ENCLOSED TOILET. THE LOWER LEVEL OFFERS YOU A HUGE REC ROOM WITH A BUILT IN WET BAR AND ISLAND TO ENJOY AND ENTERTAIN WITH. ALSO A 4TH BEDROOM, FULL BATHROOM AND A GYM WITH RUBBER MAT FLOORING. CENTRAL AIR CONDITIONING, POT LIGHTS GALORE, AND QUARTZ COUNTERS THROUGHOUT! ENGINEERED HARDWOOD FLOORING AND DESIGNER TILE COVERS THE MAIN AND UPPER LEVEL, WITH CARPET ON THE LOWER STAIRS AND BASEMENT. IN FLOOR HEATING IS ROUGHED IN. THERE IS A FULL WIDTH DECK AND WALKOUT PATIO BELOW. EXPOSED AGGREGATE DRIVEWAY AND PATIO. THE DRIVEWAY GIVES YOU A 27' TURNING RADIUS! SHOW HOME OPERATING HOURS ARE 4-8 MONDAY TO THURSDAY, BY APPOINTMENT PREFERRED TO MAKE SURE SOMEONE IS THERE, AND WEEKENDS 1-4pm.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2359609
Bedrooms	4
Bathrooms	5
Year Built	2021
Property Type:	Residential
Property Sub Type:	Detached

Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	3,790 sq. ft.
Main Level Finished Area:	1,808 sq. ft.
Upper Level Finished Area:	1,982 sq. ft.
Below Grade Finished Area:	1,169 sq. ft.
Acreage:	No
Lot Area:	6,630 sq. ft.
Lot Frontage:	70'2½"
Front Exposure:	Southwest
Levels:	Two
Total Rooms Above Grade:	10
Year built:	2021 (Age: 5)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	5.0 (Full:4, Half:1)
Num Ensuite Baths:	1
Plan:	1910359
Heating:	In Floor Roughed-In, Forced Air, Humidity Control
Basement:	Full, Finished, Separate/Exterior Entry, Walk Out

Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	Cement Fiber Board
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	Central Air
Fireplaces:	2
Fireplace Details:	Family Room, Gas, Sun Room
Garage:	Yes
Garage Spaces:	3
Parking:	Aggregate, Garage Door Opener, Garage Faces Side, Insulated, Triple Garage Attached
Parking Places:	7
Parking Total/Covered:	7 / -
Laundry Features:	Laundry Room, Sink, Upper Level
City Quadrant:	Northwest
Community:	Rocky Ridge
Appliances:	Bar Fridge, Built-In Freezer, Built-In Oven, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Washer, Wine Refrigerator
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Living Room · 14' × 13' ·
Main Floor	Den · 14' × 12' ·
Main Floor	Family Room · 17'4" × 15'6" ·

Main Floor	Dining Room · 14'8" × 14' ·
Main Floor	Kitchen · 17'8" × 11' ·
Main Floor	Pantry · 8'4" × 7'10" ·
Main Floor	Sunroom/Solarium · 13'4" × 12' ·
Main Floor	Mud Room · 10' × 7'2" ·
Upper Level	Loft · 17'4" × 17' ·
Upper Level	Bedroom - Primary · 17'2" × 15' ·
Upper Level	Bedroom · 15' × 11'10" ·
Upper Level	Bedroom · 14'2" × 12' ·
Upper Level	Laundry · 10' × 7'6" ·
Lower Level	Game Room · 37'6" × 17'4" ·
Lower Level	Bedroom · 12'6" × 10'6" ·
Lower Level	Exercise Room · 16'2" × 12'4" ·
Title to Land:	Fee Simple
Community Features:	Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Quartz Counters, Tray Ceiling(s), Walk-In Closet(s), Wet Bar
Exterior Features:	BBQ gas line
Patio And Porch Features:	Deck, Enclosed, Patio, See Remarks
Lot Features:	Backs on to Park/Green Space, Environmental Reserve, Landscaped, Lawn, Reverse Pie Shaped Lot, Underground Sprinklers
Num. of Parcels:	0
Fencing:	Partial
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	R-C1
Listed Date:	Nov 19, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/48-rockcliff-terrace-nw-calgary-a2359609/

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.