

\$1,720,000 - 494 Rochester Terrace Nw, Calgary

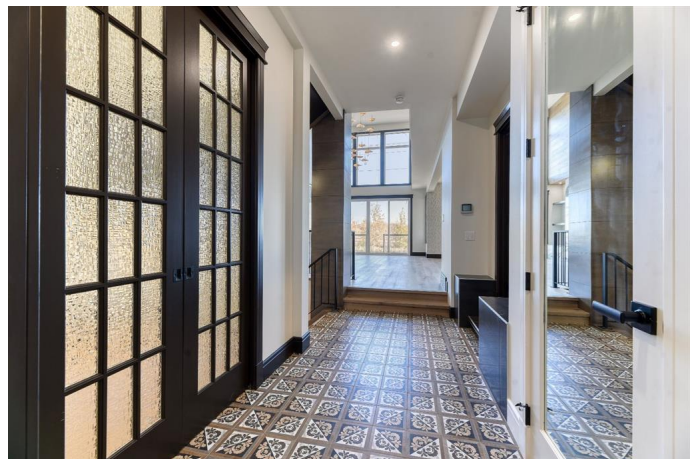
MLS® #A2176405

\$1,720,000

5 Bedroom, 6.00 Bathroom, 3,305 sqft
Residential on 0.12 Acres

Haskayne, Calgary, Alberta

Welcome to the Aria at 494 Rochester Terrace, NW in prestigious Rockland Park. This fully finished estate home is where hotel chic meets luxurious living as soon as you step inside and has been recently submitted for a Calgary BILD Award! Soaring ceilings, abundance of natural light, grand lighting and meticulously chosen interior finishes creates an inviting space for all kinds of gatherings. The expansive open concept floor plan flows seamlessly from one room to the next. The gourmet kitchen features custom cabinetry and hood fan, gas cooktop with a pot filler, a waterfall island as well as a scullery prep kitchen. The main floor den is encased in glass for natural light yet still private with sliding doors. There is also a full bedroom and bathroom with shower on the main floor with cheerful decor and a custom velvety headboard. Warm oak hardwood, custom selected tiles adorn the main level with lighted wood stairs heading to the second level. The primary is an opulent retreat in itself with rich color and details, wall sconces and a glass wall complete with a spa-inspired ensuite bath with in floor heating, curbless shower, stand alone soaking tub, expansive vanity spaces, and a walk in dressing closet that would be the envy of all! Each additional bedroom upstairs has its own special touch with designer carpet as well as walk in closets and specially designed ensuites. A spacious loft bonus room separates the two front of home bedrooms, a nice space to enjoy family time. The fully



finished basement offers an abundance of space for relaxation and entertainment. The flooring is a fun yet classic herringbone pattern along with a wet bar and beverage centre. A full bath with modern finishes as well as a bedroom and two separate recreations spaces. There is also ample unfinished space for storage and tech space if needed. This stunning home is placed on a lot backing onto an open green space and pathway system to enjoy the beauty of nature in this connected community. Please see the additional photos and property video via the linked icons and book your property tour to enjoy this impressive home!

Built in 2024

Essential Information

MLS® #	A2176405
Price	\$1,720,000
Bedrooms	5
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	3,305
Acres	0.12
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	494 Rochester Terrace Nw
Subdivision	Haskayne
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C 0J9

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached, Garage Door Opener, See Remarks
# of Garages	2

Interior

Interior Features	Built-in Features, Chandelier, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Vinyl Windows, Wet Bar
Appliances	Bar Fridge, Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Gas Range, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Lighting
Lot Description	Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 6th, 2024
Days on Market	145
Zoning	R-G
HOA Fees	60
HOA Fees Freq.	MON

Listing Details

Listing Office	Ally Realty
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.