

**494 Rochester Terrace NW**  
**Calgary, Alberta**
**MLS # A2217031**

**\$1,599,000**

|                  |   |               |                  |
|------------------|---|---------------|------------------|
| <b>Division:</b> | Haskayne  |               |                  |
| <b>Type:</b>     | Residential/House                                       |               |                  |
| <b>Style:</b>    | 2 Storey  |               |                  |
| <b>Size:</b>     | 3,305 sq.ft.  | <b>Age:</b>   | 2024 (1 yrs old) |
| <b>Beds:</b>     | 5   | <b>Baths:</b> | 5 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached, Garage Door Opener, See Remarks |               |                  |
| <b>Lot Size:</b> | 0.12 Acre   |               |                  |
| <b>Lot Feat:</b> | Backs on to Park/Green Space                            |               |                  |

|                    |  |                   |     |
|--------------------|--|-------------------|-----|
| <b>Heating:</b>    | Forced Air   | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood   | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Finished, Full   | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Wood Frame   | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -   |
| <b>Features:</b>   | 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 |                   |     |
| <b>Inclusions:</b> | N/A  |                   |     |

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!