

\$1,595,000 - 117 Rockcliff Bay Nw, Calgary

MLS® #A2222296

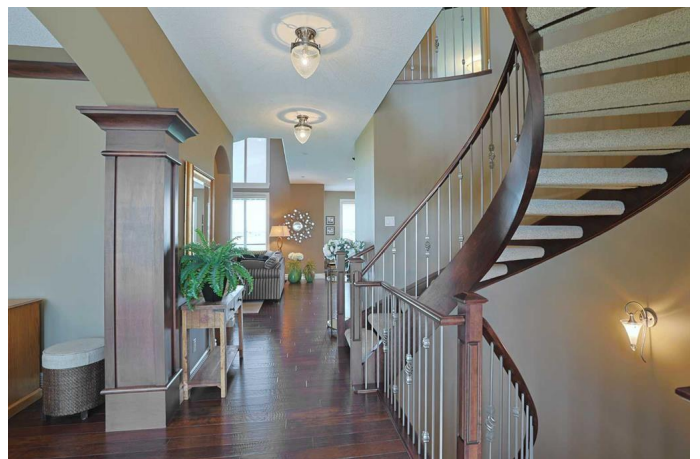
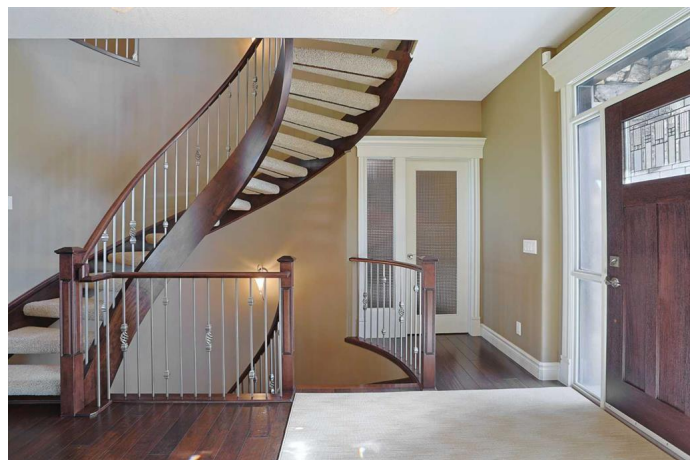
\$1,595,000

5 Bedroom, 5.00 Bathroom, 3,040 sqft

Residential on 0.13 Acres

Rocky Ridge, Calgary, Alberta

Picture yourself in this incredible showpiece of luxury living in Rock Lake Estates & youâ€™ll know youâ€™ve found the home of your dreams! Tucked away in this exclusive cul-de-sac backing West onto a sports field, this beautifully appointed two storey walkout enjoys a total of 5 bedrooms + den, handscraped hardwood floors & central air, fully-loaded maple kitchen with stainless steel appliances & breathtaking open views of the mountains & surrounding neighbourhood. Custom-built by Elegant Homes, this truly stunning one-owner home has everything youâ€™ve ever wanted for your family, with a wonderful designer floorplan featuring dramatic great room with soaring 18ft ceilings & stone-facing gas fireplace complemented by built-in wall units, elegant formal dining room perfect for entertaining & West-facing dining nook with an expanse of windows & French door to the wraparound balcony. The amazing chefâ€™s kitchen is a sight-to-behold, with its custom cabinetry & upgraded granite countertops, oversized centre island with bar fridge, travertine backsplash & the stainless steel appliances include an Asko dishwasher, Subzero fridge & Dacor gas cooktop & built-in convection oven. The main floor laundry/mudroom comes complete with Samsung washer & dryer, walk-in pantry & coat closet, built-in lockers & cabinets. A total of 4 bedrooms up highlighted by the private ownersâ€™ retreat with big walk-in closet & ensuite with heated tile floors, granite-topped



double vanities, jetted tub & separate shower. Shared by the other 3 bedrooms is the family bathroom with heated tile floors & 2 sinks with granite counters. The walkout level â€“ with multi-zoned electric infloor heating & cork floors, is finished with a 5th bedroom with walk-in closet & ensuite with separate shower & granite counters, loads of storage space & sensational games/rec room with thermostat-controlled gas fireplace & built-in cabinets, granite-topped wet bar & access onto the covered aggregate patio. Additional features of this amazing home include the main floor home office with built-in desk & cabinets, loft with built-in bookcases, closet organizers & underground sprinklers, awning & natural gas BBQ line on the balcony, 2 furnaces & 2 hot water tanks, Toto toilets, 2 air conditioning units & finished oversized garage with epoxy floors. The pie-shaped backyard is fully fenced & landscaped, with a storage shed for your gardening tools & gate to the sports field. Nestled in this highly coveted estate community just steps to picturesque Rock Lake & walking distance bus stops, just minutes to Shane Homes YMCA & area shopping, plus easy access to the LRT, Crowfoot Centre & downtown.

Built in 2007

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2222296 |
| Price | \$1,595,000 |
| Bedrooms | 5 |
| Bathrooms | 5.00 |
| Full Baths | 3 |
| Half Baths | 2 |
| Square Footage | 3,040 |
| Acres | 0.13 |
| Year Built | 2007 |

| | |
|----------|-------------|
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 117 Rockcliff Bay Nw |
| Subdivision | Rocky Ridge |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3G 5Z5 |

Amenities

| | |
|----------------|---|
| Parking Spaces | 4 |
| Parking | Double Garage Attached, Garage Faces Front, Oversized |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Bookcases, Breakfast Bar, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s), Wet Bar, Jetted Tub |
| Appliances | Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garburator, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings, Convection Oven |
| Heating | In Floor, Forced Air, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 2 |
| Fireplaces | Gas, Great Room, Recreation Room, Stone |
| Has Basement | Yes |
| Basement | Exterior Entry, Finished, Full, Walk-Out |

Exterior

| | |
|-------------------|--|
| Exterior Features | Awning(s), Balcony, BBQ gas line, Garden, Private Yard, Storage |
| Lot Description | Back Yard, Front Yard, Landscaped, Pie Shaped Lot, Underground Sprinklers, Views, Backs on to Park/Green Space, Cul-De-Sac, Garden, No Neighbours Behind |
| Roof | Asphalt Shingle |

| | |
|--------------|---------------------------|
| Construction | Stone, Stucco, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 23rd, 2025 |
| Days on Market | 59 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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