

# \$1,599,900 - 95 Rock Lake View Nw, Calgary

MLS® #A2232263

**\$1,599,900**

7 Bedroom, 6.00 Bathroom, 3,068 sqft

Residential on 0.12 Acres

Rocky Ridge, Calgary, Alberta

Over 4,000 SQFT of Living Space | Triple Car Garage | Legal 2-Bedroom legal Suite Over Garage Earning \$2,100/Month\*\*\* Welcome to Rock Lake Estates in the prestigious community of Rocky Ridge! This stunning and spacious custom home offers over 4,000 square feet of luxurious living space with a total of 7 bedrooms and 5.5 bathrooms, perfect for large or multi-generational families. The main level welcomes you with soaring open-to-above ceilings, elegant luxury vinyl plank flooring, quartz countertops, and high-end stainless steel appliances. A chef's dream kitchen features a large central island, ample cabinetry, and expansive counter space—perfect for entertaining. Upstairs, you'll find 3 generously sized bedrooms, each with their own private ensuite bathrooms, offering privacy and comfort for the whole family. The fully finished basement includes a large open family/recreation room, 2 additional bedrooms, and another full bathroom—ideal for guests or teens. One of the standout features is the 2-bedroom legal suite above the garage, complete with its own private entrance, full kitchen, laundry, and bathroom—currently generating \$2,100/month in rental income. Additional highlights include a triple attached garage, ample storage throughout, and a beautifully landscaped yard. Located in a quiet, upscale enclave with easy access to schools, parks, walking paths, public transit, and the Shane Homes YMCA, this home is the perfect blend



of luxury, functionality, and investment potential. Donâ€™t miss outâ€”book your private showing today!

Built in 2022

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2232263    |
| Price          | \$1,599,900 |
| Bedrooms       | 7           |
| Bathrooms      | 6.00        |
| Full Baths     | 5           |
| Half Baths     | 1           |
| Square Footage | 3,068       |
| Acres          | 0.12        |
| Year Built     | 2022        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 95 Rock Lake View Nw |
| Subdivision | Rocky Ridge          |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3G 0E9              |

**Amenities**

|                |                                   |
|----------------|-----------------------------------|
| Amenities      | Playground, Recreation Facilities |
| Parking Spaces | 3                                 |
| Parking        | Triple Garage Attached            |
| # of Garages   | 3                                 |

**Interior**

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry |
| Appliances        | Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings      |

|                 |                                    |
|-----------------|------------------------------------|
| Heating         | Forced Air, Natural Gas            |
| Cooling         | Central Air                        |
| Fireplace       | Yes                                |
| # of Fireplaces | 1                                  |
| Fireplaces      | Living Room, Mantle, Tile, Gas Log |
| Has Basement    | Yes                                |
| Basement        | Finished, Full                     |

## Exterior

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior Features | Private Yard                      |
| Lot Description   | Back Lane, Level, Rectangular Lot |
| Roof              | Asphalt Shingle                   |
| Construction      | Composite Siding, Stone, Stucco   |
| Foundation        | Poured Concrete                   |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 24th, 2025 |
| Days on Market | 43              |
| Zoning         | DC              |
| HOA Fees       | 263             |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |                       |
|----------------|-----------------------|
| Listing Office | Royal LePage Blue Sky |
|----------------|-----------------------|

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