

**117 Rockcliff Bay NW**  
**Calgary, Alberta**

**MLS # A2222296**



**\$1,499,900**

|                  |                                                                          |               |                   |
|------------------|--------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Rocky Ridge                                                              |               |                   |
| <b>Type:</b>     | Residential/House                                                        |               |                   |
| <b>Style:</b>    | 2 Storey                                                                 |               |                   |
| <b>Size:</b>     | 3,040 sq.ft.                                                             | <b>Age:</b>   | 2007 (18 yrs old) |
| <b>Beds:</b>     | 5                                                                        | <b>Baths:</b> | 3 full / 2 half   |
| <b>Garage:</b>   | Double Garage Attached, Garage Faces Front, Oversized                    |               |                   |
| <b>Lot Size:</b> | 0.13 Acre                                                                |               |                   |
| <b>Lot Feat:</b> | Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Garden, |               |                   |

|                    |                                                            |                   |      |
|--------------------|------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | In Floor, Forced Air, Natural Gas                          | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Cork, Hardwood                       | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                            | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full, Separate/Exterior Entry, Walk-Out To Grade | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stone, Stucco, Wood Frame                                  | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                            | <b>Utilities:</b> | -    |

**Features:** Bookcases, Breakfast Bar, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s), Wet Bar

**Inclusions:** Awning on balcony, wet bar dishwasher & fridge, storage shed, alarm system hardware & 4 security cameras

Picture yourself in this incredible showpiece of luxury living in Rock Lake Estates & you'll know you'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 you'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 chef'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 & brand new GE Cafe wall 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 owners' 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 &ndash; 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.