

**16 Rockcliff Point NW
Calgary, Alberta**

MLS # A2245598



\$999,999

Division:	Rocky Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,810 sq.ft.	Age:	2008 (17 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Low Maintenance Landscape, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, Kitchen Island, Pantry, Walk-In Closet(s)		

Inclusions: none

Location, location, location! Executive two-storey estate home, ideally positioned in the sought-after community of Rock Lake Estates. Backing onto a partially treed green space, this residence offers quick access to parks, walking paths, top-tier schools, and major routes including Crowchild Trail, Stoney Trail, and Highway 1A for easy access to the mountains. With over 3,700 square feet of living space offers ample room for a big family and entertaining. Walk into a large foyer with 20-foot ceilings and open spiral staircase, The main level features an open-concept layout that connects a spacious living room with a gas 3 sided fireplace, a dining area, and a gourmet kitchen complete with stainless steel appliances, a gas range, built-in oven and microwave, granite countertops, a large working island with eating bar, and a corner pantry. Maple hardwood floors throughout the main level. The main floor also includes a private office, a walk-through mudroom with abundant storage that connects to the front entry and attached double garage, a large laundry room, and a stylish two-piece bath. Step outside to a large deck off the kitchen, perfect for entertaining or relaxing while overlooking the fully fenced and landscaped backyard. Upstairs, a generous bonus room with a built-in entertainment center and gas fireplace. Bonus room does have mountain views on a clear day. The master bedroom features a three-sided fireplace, a private upper deck, and an ensuite with a steam shower, jetted soaker tub, dual vanities, and a spacious walk-in closet. Two additional bedrooms and a four-piece bathroom complete the upper level. Upstairs bathroom has new vinyl plank flooring and new lights have been installed in all the bathrooms above grade. The fully finished basement has lots of potential for change and upgrade. Adds liveable sq ft to the home with a large rec room area, two more

bedrooms, a three piece bath, and durable vinyl plank flooring throughout. This exceptional property has a thoughtful design, and a prime location to offer a truly outstanding investment opportunity