



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**114 ROCK LAKE Heights, Calgary T3G 0G3**

MLS®#: **A2124312**

Area: **Rocky Ridge**

Listing Date: **04/19/24**

List Price: **\$1,574,900**

Status: **Pending**

County: **Calgary**

Change: **-\$25k, 28-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2020**

Lot Information

Lot Sz Ar: **5,285 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **3,039**

Low Sqft:

Ttl Sqft: **3,039**

DOM

**30**

Layout

Beds: **6 (4 2 )**

Baths: **4.5 (4 1)**

Style: **2 Storey**

Parking

Ttl Park: **5**

Garage Sz: **3**

Access:

Lot Feat:

Park Feat:

**Back Yard,Backs on to Park/Green Space,Front Yard,Greenbelt,No Neighbours  
Behind,Landscaped,Private,Rectangular Lot,Views  
Garage Faces Front,Tandem,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **BBQ gas line,Garden,Private Yard**

Construction: **Stone,Stucco,Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Dryer,Garburator,Gas Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**  
Int Feat: **Bookcases,Built-in Features,Chandelier,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Soaking Tub,Storage,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main		4pc Bathroom	Basement	
5pc Bathroom	Upper		4pc Ensuite bath	Upper	
6pc Ensuite bath	Upper		Great Room	Main	16`0" x 15`0"
Dining Room	Main	11`11" x 16`1"	Kitchen	Main	14`3" x 16`1"
Den	Main	10`8" x 10`1"	Mud Room	Main	10`9" x 15`5"
Bedroom - Primary	Upper	14`11" x 14`1"	Bedroom	Upper	10`1" x 12`5"

Bedroom	Upper	10`6" x 13`0"	Bedroom	Upper	12`4" x 13`0"
Bonus Room	Upper	16`7" x 12`2"	Laundry	Upper	6`11" x 9`8"
Game Room	Basement	25`9" x 17`3"	Bedroom	Basement	12`10" x 13`11"
Bedroom	Basement	15`5" x 11`10"			

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc: **1810063**

Zoning:  
**R-C1**

Remarks

Pub Rmks: **Don't miss out on this chance to make your home in this stunning contemporary two storey custom-built by Lupi Luxury Homes here in the exclusive enclave of Five Lakes at Rock Lake Estates. Backing onto a wooded greenbelt, this epitome of refined estate living enjoys 6 bedrooms + den, designer kitchen with quartz countertops, tandem 3 car garage & wonderful outdoor living in the fully fenced backyard with 3 decks & hot tub! Original owners of this extensively upgraded & beautifully appointed home, with an amazing open concept main floor showcased by vinyl plank flooring & 9ft ceilings, sun-lit great room with fireplace & built-in shelving, oversized dining room & fully-loaded kitchen with 2-toned cabinetry complete with soft-close doors & drawers, enormous island & KitchenAid stainless steel appliances including gas stove with convection oven plus French door Frigidaire fridge. There's also a dedicated home office with pocket French doors & dynamite walkthru pantry/mudroom with built-in cabinets, lockers & walk-in closet. Head upstairs to the upper level to the great-sized bonus room & 4 perfectly lovely bedrooms, highlighted by the owners' retreat with vinyl plank floors, big walk-in closet & decadent ensuite with quartz-topped double vanities & heated floors, glass shower & free-standing MAAX tub. There are 2 more bathrooms on the 2nd floor...the family bath with 2 sinks & an ensuite in one of the other bedrooms...making it ideal as a guest bedroom or for the in-laws. The walkup level is beautifully finished with 2 bedrooms, bathroom & rec room with wet bar & access onto the covered patio. Additional upgrades & features include the 2nd floor laundry room complete with sink & Samsung washer/dryer, 2 furnaces & 2 central A/C units, custom window coverings - including dual shade blackout blinds in the bedrooms, loads of closet & storage space, custom lighting package & so much more! A truly exceptional home in one of Northwest Calgary's most prestigious estate areas, in this prime location within walking distance to wetland ponds & winding greenspaces, Shane Homes YMCA & just minutes to shopping & LRT.**

Inclusions:  
Property Listed By: **alarm system hardware, hot tub, TV brackets (3)  
Royal LePage Benchmark**

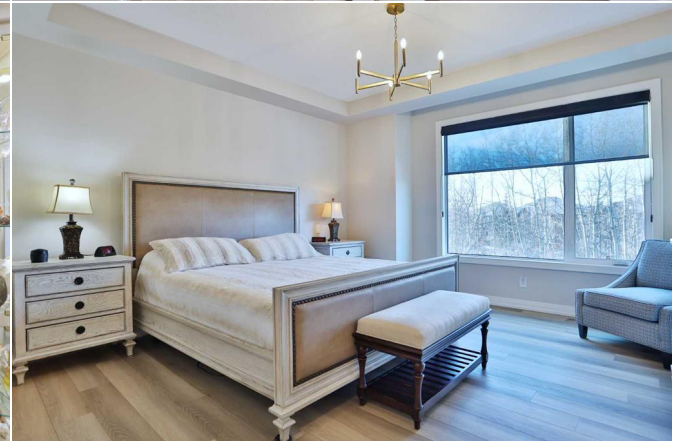
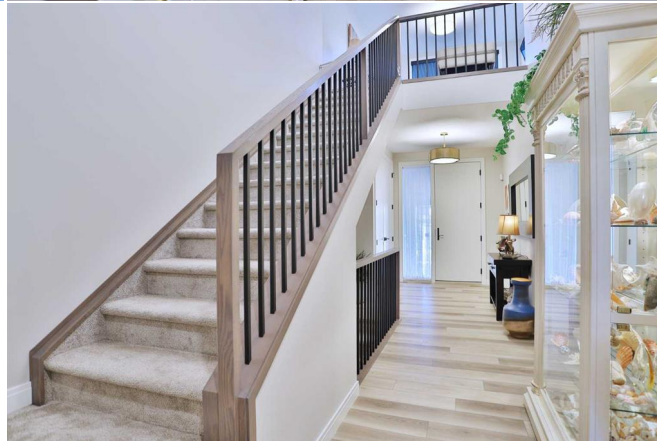
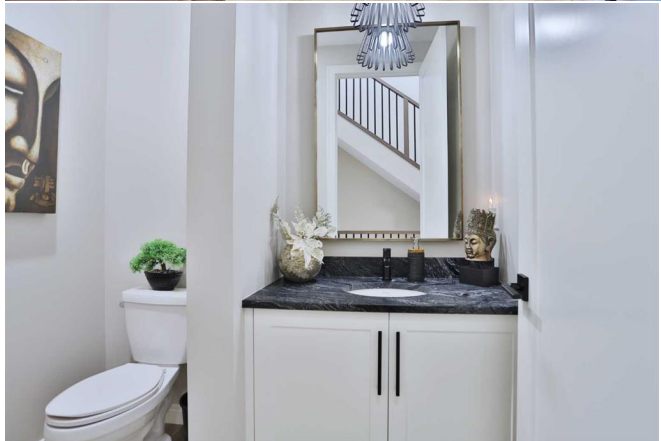
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**



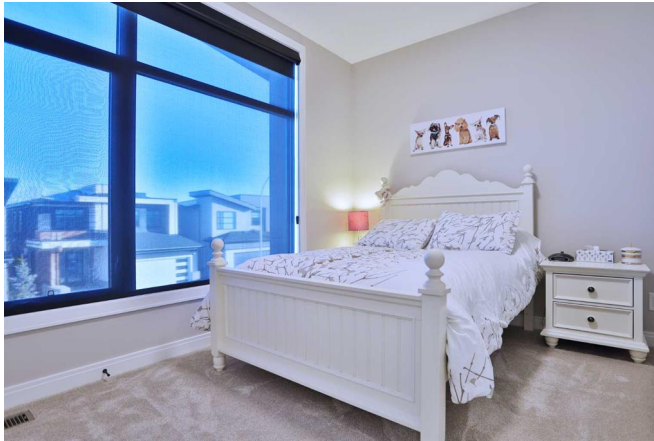




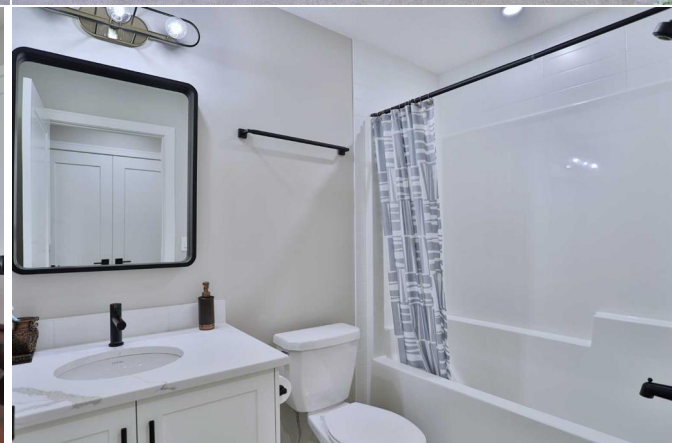
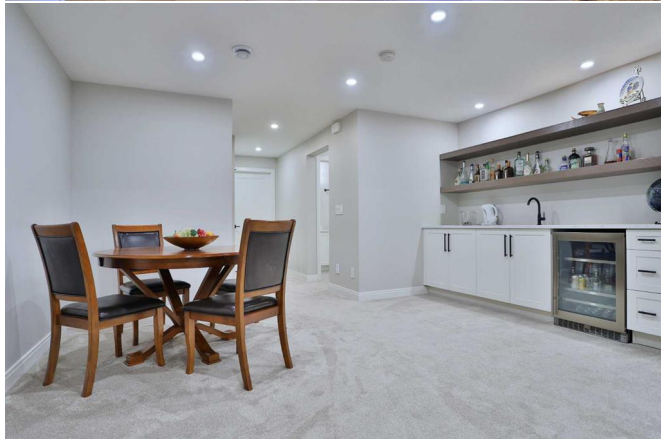
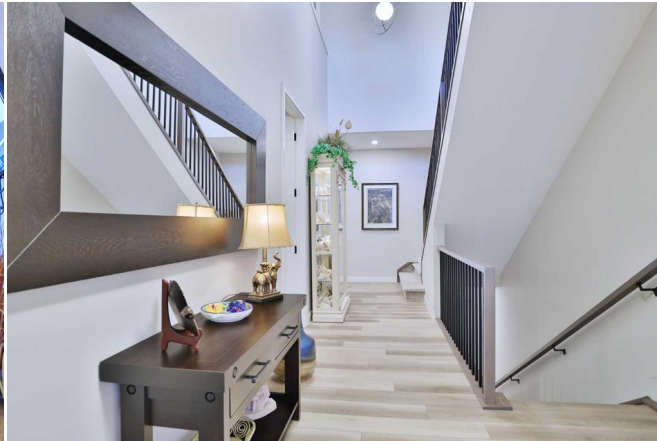




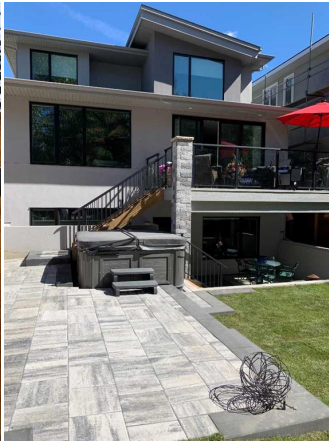












# 114 Rock Lake Heights NW, Calgary, AB

Main Building: Total Exterior Area Above Grade 3039.95 sq ft

