



THE
A-TEAM

**RE/MAX
FIRST**

2 ROCK LAKE Heights, Calgary T3G 0G1

MLS® #: **A2155125** Area: **Rocky Ridge** Listing Date: **08/08/24** List Price: **\$1,498,000**
Status: **Active** County: **Calgary** Change: **-\$30k, 01-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2024**
Lot Information
Lot Sz Ar: **6,229 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,836**
Low Sqft:
Ttl Sqft: **1,836**

DOM

105
Layout
Beds: **3 (1 2)**
Baths: **3.0 (3 0)**
Style: **Bungalow**

Parking

Ttl Park: **6**
Garage Sz: **3**

Access:

Lot Feat:

Back Yard, Corner Lot, Creek/River/Stream/Pond, No Neighbours Behind, Many Trees, Street Lighting, Sloped Down

Park Feat:

Concrete Driveway, Insulated, Triple Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **High Efficiency, Fireplace(s), Forced Air, Humidity Control**
Sewer:
Ext Feat: **Balcony, BBQ gas line, Lighting**

Construction:
Silent Floor Joists, Stone, Stucco
Flooring:
Carpet, Vinyl Plank
Water Source:
Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Bar Fridge, Dishwasher, ENERGY STAR Qualified Appliances, Freezer, Gas Range, Microwave, Range Hood, Refrigerator**
Int Feat: **Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Separate Entrance, Soaking Tub, Storage, Tankless Hot Water, Walk-In Closet(s), Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	10`4" x 15`9"	Pantry	Main	6`0" x 4`0"
Dining Room	Main	12`0" x 14`9"	Great Room	Main	14`5" x 15`6"
Flex Space	Main	11`0" x 10`6"	Bedroom - Primary	Main	14`5" x 13`2"
5pc Ensuite bath	Main	18`0" x 7`4"	Walk-In Closet	Main	15`8" x 7`0"
Mud Room	Main	6`6" x 13`0"	Laundry	Main	5`4" x 8`4"
3pc Bathroom	Main	5`0" x 9`0"	Game Room	Basement	16`0" x 15`0"
Game Room	Basement	10`8" x 15`0"	Bedroom	Basement	14`2" x 13`2"
Walk-In Closet	Basement	6`10" x 6`8"	Bedroom	Basement	15`6" x 15`0"
Walk-In Closet	Basement	6`10" x 6`8"	4pc Bathroom	Basement	14`0" x 5`2"

Storage	Basement	6`2" x 7`4"	Furnace/Utility Room Legal/Tax/Financial	Basement	11`0" x 12`5"
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Title: Fee Simple		Zoning: DC	
Legal Desc:	1510501		

		Remarks
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Pub Rmks:	<p>Introducing 2 ROCK LAKE HEIGHTS, an exceptional WALKOUT BUNGALOW nestled in the prestigious ROCK LAKE ESTATES. Spanning 1,836 SQUARE FEET on the main floor and an additional 1,320 square feet in the basement, this architectural gem is situated on a CORNER LOT BACKING ONTO BEAUDIN LAKE, seamlessly blending LUXURY, COMFORT, and NATURAL BEAUTY. As you step inside, the allure of ELEGANT LUXURY VINYL PLANK FLOORING immediately captures your attention, with a stunning CHEVRON PATTERN in the ensuite complemented by plush carpet with SUPERIOR UNDERLAY for unmatched comfort. The home features an OPEN LAYOUT, designed to offer both STYLE and FUNCTIONALITY. The GOURMET KITCHEN is a dream for culinary enthusiasts, featuring a patterned tiled backsplash, QUARTZ COUNTERTOPS, ZONAVITA CABINETS, and premium KITCHENAID APPLIANCES. A SPACIOUS PANTRY and EXQUISITE LIGHT FIXTURES elevate the space, making it as visually pleasing as it is functional. Connected to the kitchen is a welcoming dining area, perfect for both DAILY MEALS and ENTERTAINING. The living room offers a GAS FIREPLACE perfect for cozy and relaxing evenings. Each generously sized BEDROOM is elegantly designed, boasting attached WALK-IN CLOSETS. The abundant NATURAL LIGHT, enhanced by high-efficiency TRIPLE-PANE ARGON-FILLED WINDOWS, further elevates the beauty of the interiors, fostering an airy and welcoming atmosphere. The PRIMARY RETREAT is a luxurious sanctuary. The ensuite offers a SOAKER TUB and a TILED SHOWER, creating a SPA-LIKE EXPERIENCE. The LOWER LEVEL is an ENTERTAINMENT HAVEN, complete with a WET BAR and a cozy ELECTRIC FIREPLACE, creating an inviting space for lively gatherings or serene evenings. Additional highlights include a TRIPLE ATTACHED GARAGE and sleek CHROME PLUMBING FIXTURES. A versatile MAIN FLOOR FLEX ROOM can serve as office space or an additional bedroom, and the POWDER ROOM includes a shower for added functionality. ROCK LAKE ESTATES offers exceptional community amenities, including the STATE-OF-THE-ART YMCA and SCENIC WALKING TRAILS. This home is a rare opportunity to experience unparalleled luxury in a prime NW location. PLEASE NOTE: All RMS measurements are based on builder plans. The listing agent has a familial relationship with the builder.</p>
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Inclusions:	N/A
Property Listed By:	Royal LePage Benchmark

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









