



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**6 ROCKCLIFF Landing, Calgary T3G 5Z6**

MLS®#: **A2162636**      Area: **Rocky Ridge**      Listing Date: **09/06/24**      List Price: **\$1,469,000**  
 Status: **Pending**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2004**  
Lot Information  
 Lot Sz Ar: **6,404 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **3,689**  
 Low Sqft:  
 Ttl Sqft: **3,689**

DOM

**77**  
Layout  
 Beds: **5 (3 2 )**  
 Baths: **4.5 (4 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **7**  
 Garage Sz: **2**

Access:

Lot Feat: **Backs on to Park/Green Space,Environmental Reserve,Level**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **In Floor,Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Fire Pit,Private Yard**

Construction: **Concrete,Stone,Stucco,Wood Frame**  
 Flooring: **Carpet,Concrete,Hardwood,Tile**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Range Hood,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Bar**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Breakfast Nook</b>	<b>Main</b>	<b>11`1" x 9`1"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>4`11" x 5`6"</b>
<b>Dining Room</b>	<b>Main</b>	<b>13`4" x 14`0"</b>	<b>Foyer</b>	<b>Main</b>	<b>15`2" x 10`11"</b>
<b>Kitchen</b>	<b>Main</b>	<b>23`2" x 18`8"</b>	<b>Laundry</b>	<b>Main</b>	<b>6`2" x 8`4"</b>
<b>Living Room</b>	<b>Main</b>	<b>17`10" x 19`7"</b>	<b>Mud Room</b>	<b>Main</b>	<b>10`11" x 8`0"</b>
<b>Office</b>	<b>Main</b>	<b>10`8" x 10`10"</b>	<b>3pc Bathroom</b>	<b>Upper</b>	<b>7`11" x 10`10"</b>
<b>3pc Ensuite bath</b>	<b>Upper</b>	<b>8`8" x 12`7"</b>	<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>11`2" x 14`6"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`7" x 17`0"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>14`11" x 17`0"</b>

Bonus Room	Upper	17`0" x 17`3"	Bedroom - Primary	Upper	18`0" x 17`9"
Walk-In Closet	Upper	7`7" x 7`5"	Walk-In Closet	Upper	5`9" x 9`0"
3pc Bathroom	Basement	8`0" x 9`0"	Other	Basement	6`6" x 11`4"
Bedroom	Basement	11`2" x 10`0"	Bedroom	Basement	10`1" x 12`2"
Other	Basement	5`5" x 4`6"	Family Room	Basement	29`1" x 19`1"
Game Room	Basement	17`7" x 25`5"	Storage	Basement	14`2" x 9`8"
Furnace/Utility Room	Basement	11`2" x 11`6"	Wine Cellar	Basement	5`0" x 11`2"
Other	Main	5`5" x 4`4"			

Legal/Tax/Financial

Title: Fee Simple  
 Legal Desc: 0413124

Zoning: R-C1

Remarks

Pub Rmks: If you're looking for an elegant home nestled in nature, this exceptional property is the perfect choice. Backing onto a tranquil pond, it offers approximately 5,415 sq. ft. of thoughtfully designed living space. The home features a three-floor elevator, central air conditioning, and a fully developed walkout basement with stunning views of Rock Lake. Notable highlights include a main-floor round study with curved glass doors, and a luxurious master suite with dual ensuites, his-and-her walk-in closets, a steam shower, a soaker tub, and a two-way fireplace. Upon entering, you're greeted by travertine tiles and hardwood throughout the main floor. The spacious kitchen is equipped with premium stainless steel appliances, including a Jenn-Air gas cooktop, double wall ovens, granite countertops, and a cozy breakfast nook. The dining room is finished with marbleized Italian plaster and boasts floor-to-ceiling windows, while the family room features striking stone arches and accent walls that add to the home's charm. The expansive deck and large lower patio offer serene spots to enjoy views of the pond and surrounding trees. Additional main-floor features include a half bath, a separate laundry room, and a spacious mudroom leading to the oversized heated garage. Upstairs, you can take the elevator or the elegant curved stone staircase to a bonus area with breathtaking views of the Rocky Mountains. The upper level includes three generously sized bedrooms, including a luxurious primary suite with pond views and two ensuites. One ensuite offers a soaker tub, a separate shower, and a two-way fireplace, while the other includes a steam shower. The primary suite also has his-and-her walk-in closets. An additional full bathroom with a large shower completes the upper floor. The walkout basement is designed for entertainment, featuring heated, stamped concrete HEATED floors, a wet bar, and a wine cellar styled like a private pub. This level also includes a spacious family room with another fireplace, built-in media units, a fourth bedroom, a bathroom, and a versatile room currently used as an art studio, which can easily be converted into a fifth bedroom. Outside, the backyard becomes a private retreat in the warmer months, with tall trees providing a natural canopy. A fire pit and an underground sprinkler system keep the landscape lush and vibrant. There is no side-walk in front of the house; it is conveniently located minutes from one of the prestigious private schools (Renert School K-12), Shane Homes YMCA, shopping like Wal-Mart, Sobey, London Drugs, etc., restaurants, and a large playing field, this home blends unique design with modern convenience. Drive 5 minutes, and you will hit the Stoney Trail, the Ring Road of Calgary. Call your favourite REALTOR® today to book a private viewing!

Inclusions: Central Air-Conditioner, Ovens(2), Hood Fan, All Window Blinds, Alarm Equipment, Office Desk, Security Cameras & Recording System,  
 Property Listed By: RE/MAX Real Estate (Mountain View)

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









