



THE
A-TEAM

**RE/MAX
FIRST**

54 ROCKCLIFF Landing, Calgary T3G 5Z6

MLS® #: **A2165267** Area: **Rocky Ridge** Listing Date: **09/12/24** List Price: **\$1,350,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2005**
Lot Information
 Lot Sz Ar: **7,115 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,788**
 Low Sqft:
 Ttl Sqft: **2,788**

DOM

7
Layout
 Beds: **4 (1 3)**
 Baths: **2.5 (2 1)**
 Style: **Bungalow**

Parking

Ttl Park: **7**
 Garage Sz: **3**

Access:

Lot Feat:

Back Yard,Backs on to Park/Green Space,Creek/River/Stream/Pond,Cul-De-Sac,Environmental Reserve,Gazebo,Lake,Front Yard,Lawn,Low Maintenance Landscape,Greenbelt,No Neighbours Behind,Landscaped,Level,Other,Private,Rectangular Lot,Secluded,See Remarks,Views 220 Volt Wiring,Additional Parking,Concrete Driveway,Covered,Driveway,Enclosed,Front Drive,Garage Door Opener,Garage Faces Front,Garage Faces Side,Heated Garage,Insulated,Oversized,Parking Pad,Secured,See Remarks,Side By Side,Triple Garage Attached,Workshop in Garage

Park Feat:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Boiler,Combination,Central,In Floor,Forced Air,See Remarks,Zoned**
 Sewer:
 Ext Feat: **Balcony,BBQ gas line,Other,Private Entrance,Private Yard**

Construction: **Stone,Stucco,Wood Frame**
 Flooring: **Carpet,Concrete,Hardwood,See Remarks**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Electric Range,Built-In Oven,Central Air Conditioner,Dishwasher,Freezer,Garage Control(s),Garburator,Microwave,Range Hood,Refrigerator,See Remarks,Warming Drawer,Washer/Dryer,Water Softener,Window Coverings**
 Int Feat: **Bar,Built-in Features,Ceiling Fan(s),Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Pantry,See Remarks,Separate Entrance,Soaking Tub,Stone Counters,Storage,Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	4`11" x 5`3"	5pc Ensuite bath	Main	12`11" x 17`10"
Dining Room	Main	10`11" x 6`10"	Foyer	Main	16`0" x 13`3"
Kitchen	Main	12`6" x 18`10"	Laundry	Main	18`8" x 9`4"
Living Room	Main	17`1" x 22`3"	Pantry	Main	12`2" x 7`4"
Bedroom - Primary	Main	15`0" x 22`0"	Walk-In Closet	Main	15`0" x 11`0"

Den	Upper	14`6" x 11`7"	Bonus Room	Upper	22`0" x 19`10"
4pc Bathroom	Lower	12`0" x 9`11"	Kitchenette	Lower	10`8" x 5`2"
Bedroom	Lower	14`4" x 16`6"	Bedroom	Lower	12`0" x 18`10"
Bedroom	Lower	17`7" x 11`6"	Family Room	Lower	14`4" x 10`11"
Exercise Room	Lower	21`5" x 12`4"	Game Room	Lower	17`0" x 22`1"
Storage	Lower	5`2" x 21`5"	Media Room	Lower	11`10" x 19`3"
Furnace/Utility Room	Lower	8`3" x 12`6"			

Legal/Tax/Financial

Title: **Fee Simple**
 Zoning: **R-C1**
 Legal Desc: **0413124**

Remarks

Pub Rmks: **Welcome to Rock Lake Estates, where luxury living meets natural tranquility. This executive residence offers picturesque views backing onto Rock Lake and an abundant wooded greenspace. Custom-built and spanning an impressive 5,037 square feet of fully developed living space, this home is sure to impress. As you step inside, you will observe the sophisticated interior, beginning in the elegant foyer with custom copper-inlaid coffered ceiling. The living room showcases Brazilian cherry hardwood flooring, a soaring cathedral ceiling, floor-to-ceiling windows to capture the exquisite scenery, as well as a grand gas fireplace and waterfall feature. The chef's kitchen is equipped with granite countertops, top-of-the-line appliances, and a walk-in pantry with built-in shelving and a full-size stand-up freezer for additional kitchen storage. The spacious dining area opens to the large balcony (with gas BBQ hookup), with another perfect vantage point to enjoy the breathtaking landscape. The expansive main floor primary bedroom is the ultimate retreat, with a sitting area and direct balcony access to more sensational views. A spa-inspired ensuite (equipped with a soaker tub, glass block walk-in shower, dual vanities, and heated flooring), and sizeable walk-through closet complete the expansive primary bedroom. Additional main floor amenities include a powder room, laundry/mudroom (with cabinetry, bench seat, and sink) and direct access to the oversized triple attached heated garage (with 220V wiring, sink, and storage). The upper-level loft features a bonus room and den (which could easily be converted into another bedroom), and exhibits more magnificent sights. The fully finished walkout basement is designed for entertaining, with a large recreation/billiards room (equipped with a pool table), a wet bar with fridge and dishwasher, a gym/exercise room, and a theatre room with a Cinema-style seating. The lower level also includes three additional bedrooms and a full bathroom with glass enclosed walk-in shower. Step into nature, in the serene and private backyard, with meticulous landscaping and an inviting pergola/seating area! Other notable features here include: central air conditioning (2023), in-floor heating throughout the basement, garage, and primary ensuite (with a new boiler installed in 2024), water softener system (2023), water filtration system (2023), some triple pane windows (south windows, 2024), built-in speaker system throughout the home (powered by Sonos), Adobe theatre room receiver and projector (2023), and updated landscaping! Don't miss out! Call now!**

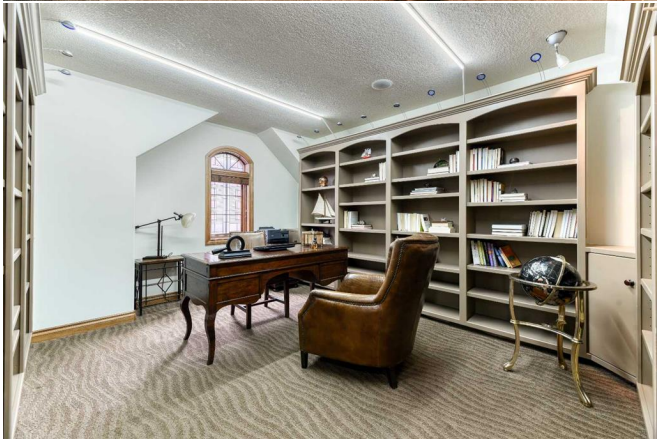
Inclusions: **Pool table and accessories, theatre room electronics and seating, dishwasher and beverage fridge in basement wet bar, all gym equipment, TV and TV mount in gym, dart board, deep freeze in kitchen pantry, stand up fridge/freezer in garage, shelving and storage units in garage, security system (no contract), waterfall wall feature, in-ceiling/in-wall speaker system.**

Property Listed By: **MaxWell Capital Realty**

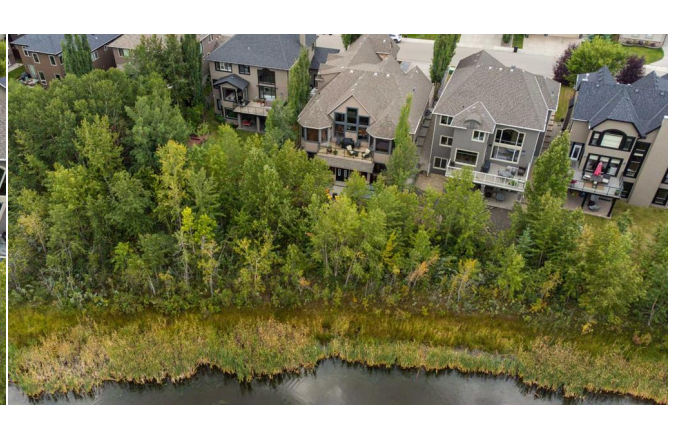
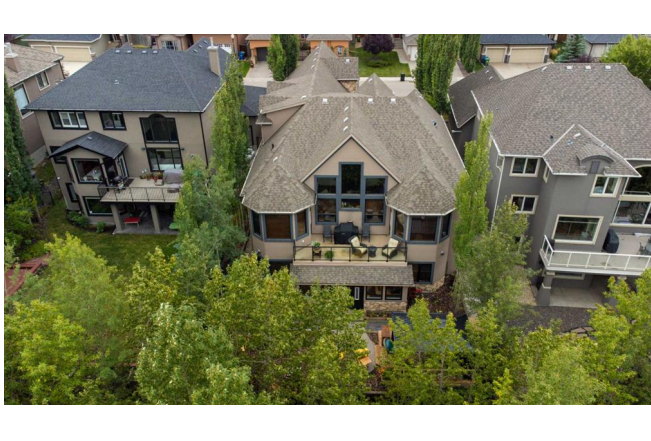
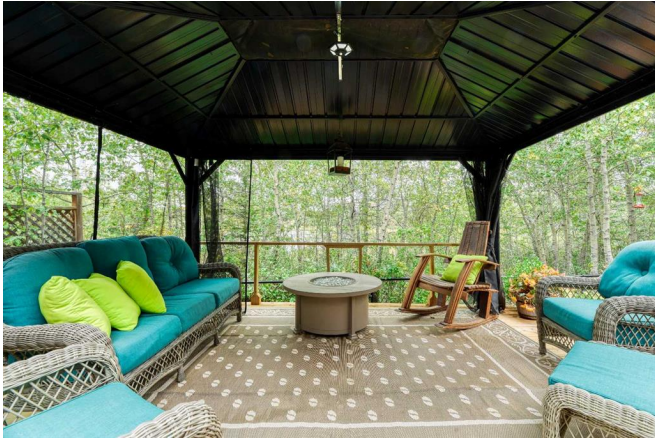
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













54 Rockcliff Landing NW, Calgary, AB



White regions are excluded from total floor area in GRADE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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Basement (Below Grade) Exterior Area 2245.58 sq ft
Interior Area 2132.28 sq ft



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