



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**39 ROCKCLIFF Landing, Calgary T3G5Z5**

MLS®#: **A2170378**      Area: **Rocky Ridge**      Listing Date: **10/04/24**      List Price: **\$1,049,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2006**  
Lot Information  
 Lot Sz Ar: **7,997 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,781**  
 Low Sqft:  
 Ttl Sqft: **2,781**

DOM

**2**  
Layout  
 Beds: **4 (4 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **4**  
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Landscaped**  
 Park Feat: **220 Volt Wiring,Concrete Driveway,Double Garage Attached,Garage Door Opener,Heated Garage,Insulated,Private Electric Vehicle Charging Station(s)**

Utilities and Features

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

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Garage Control(s),Microwave,Range Hood,Tankless Water Heater,Window Coverings**  
 Int Feat: **Bathroom Rough-in,Built-in Features,Central Vacuum,Closet Organizers,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Tankless Hot Water,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s),Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`2" x 6`4"	Breakfast Nook	Main	11`1" x 5`2"
Dining Room	Main	11`8" x 11`5"	Kitchen	Main	18`0" x 14`2"
Living Room	Main	18`8" x 14`3"	Den	Main	9`1" x 9`1"
4pc Bathroom	Second	8`10" x 4`11"	5pc Ensuite bath	Second	16`8" x 10`8"
Bedroom	Second	9`3" x 9`0"	Bedroom	Second	10`5" x 10`7"
Bedroom	Second	12`5" x 12`3"	Bedroom - Primary	Second	18`1" x 15`8"

Bonus Room

Second

18`11" x 16`7"

Laundry  
Legal/Tax/Financial

Second

9`3" x 5`0"

Title:  
**Fee Simple**  
Legal Desc:

**0413124**

Zoning:  
**R-CG**

Remarks

Pub Rmks:

**Welcome to your dream home in Rock Lake Estates! Nestled on one of the largest lots in the community (almost 8,000 sq ft), this stunning estate home offers everything a growing family could desire incl. 4 bedrooms up & a south-facing yard backing onto a pathway - an outdoor oasis awaits. Step inside to discover a thoughtfully designed main floor that seamlessly combines elegance & functionality. The private den is perfect for a home office, while the formal dining room sets the stage for memorable family gatherings. Enjoy 9' ceilings, vinyl plank flooring & oversized south-facing windows that flood the space with natural light. The heart of the home is the captivating kitchen, featuring custom-built cabinets, granite counters, tiled backsplash, stainless steel appliances (gas roughed in for stove), a generous island + a custom walk through pantry. The family room invites relaxation and conversation complete with a gas fireplace and large window while the nook area provides easy access to your large deck (with gas line) - perfect for entertaining, summer bbq's & watching the family play and gather. Back inside, the mudroom is outfitted with built-in lockers to keep everyone organized, & a stylish powder room completes the main. The inviting upper level features timeless wrought iron spindles leading to a spacious floor plan with 4 bedrooms plus a sunken bonus room with vaulted ceiling. Step through the french doors and discover the impressive primary suite ready to accommodate all your fine furnishings & hosts a bright sitting/reading area with mountain views & sunlight all day long. Enjoy the luxury of a walk-in closet & a spa-like 5 piece ensuite with a tall vanity, 2 sinks, sep. shower & a relaxing soaker tub. A family bath, 2 linen closets + a laundry room w/window complete the upstairs. The basement boasts a 9' ceiling, 5th bedroom (currently a home gym w/sound proof ceiling tiles), an indoor rink equipped w/synthetic ice, boards & soundproof ceiling insulation, large windows, a rough-in for future bathroom & an extensive storage area. Vehicle enthusiasts will understand the value of the oversized garage which features premium Floortex polyaspartic coating, a full PVC slat wall system, custom cabinets w/lighting, hot & cold taps, electrical provisions for welding, RV, & EV charging & more-over \$50K invested to create the ultimate garage experience. Other notable highlights include: new roof (2023), 2 ac units, 2 HE Furnaces, Tankless H2O heater, central vacuum, aggregate driveway, front porch, exterior hot water tap, an exceptional south-facing & fenced yard with deck, patio, storage, hot tub, play centre, & enough space for all your plans! This home combines luxury & function in the ideal location of Rock Lake Estates where quick access to RR Ranch (splash park, pedal boats, skating & more) , schools, parks, amenities & the YMCA are just the beginning. Don't miss the opportunity to make it yours! Call your favourite Realtor & book a showing today!**

Inclusions:  
Property Listed By:

**Hot Tub (as-is), Play Centre  
RE/MAX Real Estate (Mountain View)**

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

















