



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**16 ROCKCLIFF Point, Calgary T3G 5Z4**

MLS®#: **A2180907** Area: **Rocky Ridge** Listing **11/29/24** List Price: **\$1,149,900**  
 Status: **Active** County: **Calgary** Change: **-\$40k, 04-Jan** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary** Finished Floor Area  
 Year Built: **2008** Abv Sqft: **2,810**  
 Lot Information Low Sqft:  
 Lot Sz Ar: **5,295 sqft** Ttl Sqft: **2,810**  
 Lot Shape: **6.65 x 31.87 x 23.78**  
**x 37.76**

DOM

**54**  
Layout  
 Beds: **5 (3 2 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Low Maintenance Landscape,Pie Shaped Lot**  
 Park Feat: **Double Garage Attached**

Utilities and Features

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

Construction: **Stone,Stucco,Wood Frame**  
 Flooring: **Carpet,Hardwood,Tile**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Built-in Features,Double Vanity,Kitchen Island,Pantry,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	33`11" x 20`3"
Office	Main	35`0" x 32`7"
Breakfast Nook	Main	41`3" x 36`8"
Dining Room	Main	31`5" x 53`7"
Laundry	Main	17`6" x 25`8"
4pc Bathroom	Upper	27`8" x 26`3"
Bedroom	Upper	38`3" x 32`3"

Room	Level	Dimensions
Walk-In Closet	Main	19`8" x 23`9"
Living Room	Main	57`2" x 58`10"
Kitchen	Main	43`6" x 33`11"
2pc Bathroom	Main	16`2" x 25`5"
Bonus Room	Upper	73`7" x 63`9"
Bedroom	Upper	36`8" x 45`1"
Bedroom - Primary	Upper	54`5" x 52`6"

5pc Ensuite bath  
Balcony  
Furnace/Utility Room  
Bedroom

Upper  
Upper  
Basement  
Basement

38`3" x 38`3"  
18`4" x 38`10"  
33`11" x 62`4"  
43`3" x 30`1"

Walk-In Closet  
Flex Space  
Bedroom  
3pc Bathroom

Upper  
Basement  
Basement  
Basement

29`0" x 28`5"  
90`9" x 51`8"  
33`8" x 53`10"  
16`2" x 27`4"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**0413124**

Zoning:  
**R-CG**

Remarks

Pub Rmks:

**Discover luxury living in this stunning 2-storey estate home, perfectly situated in the coveted Rock Lake Estates community. Backing onto a partially treed space, this home offers privacy while remaining close to all amenities. Easy access to parks, walking paths, schools, Crowchild Trail, Stoney Trail, and the 1A Highway. Easy access to the city center and mountains. Boasting over 3,700 sq. ft. of living space, 3 gas fireplaces, this home with exceptional value. The grand foyer welcomes you with soaring 20-foot ceilings and open spiral staircase. The open-concept kitchen flows into the living and dining areas, creating the perfect setting for entertaining. The gourmet kitchen features stainless steel appliances, including a gas range, built-in oven and microwave, granite countertops, a large working island with an eating bar, and a corner pantry. The main floor also includes a private office, and a custom walk through mudroom with ample storage that opens in the main entrance and goes to the back entrance to the garage. A spacious laundry room, and a 2-piece bath also located on the main level. Maple hardwood flooring on main level. Step outside from the kitchen to a large deck looking onto fully fenced and landscaped backyard. Ceramic tile in the washrooms. Closets are all double doored. Upstairs features a versatile bonus room with a built-in entertainment center and fireplace. There are mountain views from the bonus room. Master bedroom is a true retreat, featuring a 3-sided fireplace, a private deck overlooking the backyard, and a spa-like ensuite with a steam shower, jetted soaker tub, dual sinks, and a generous walk-in closet. Two additional large bedrooms and a 4-piece bath complete the upper level. The fully finished basement provides even more living space, huge recreation room, two additional bedrooms, a 3-piece bath, and durable vinyl plank flooring. Don't miss this incredible opportunity to own this estate home in a prime location. Schedule your viewing today with your favourite Realtor!**

Inclusions:  
Property Listed By:

**N/A**  
**Diamond Realty & Associates LTD.**

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























