



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1 ROCK LAKE Point, Calgary T3G 0E9**

MLS®#: **A2182632**      Area: **Rocky Ridge**      Listing Date: **12/06/24**      List Price: **\$1,279,000**  
 Status: **Pending**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2022**  
Lot Information  
 Lot Sz Ar: **5,877 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,478**  
 Low Sqft:  
 Ttl Sqft: **2,478**

DOM

**15**  
Layout  
 Beds: **4 (4 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

Access:  
 Lot Feat: **Corner Lot**  
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Garden**  
 Construction: **Cement Fiber Board,Stucco,Wood Frame**  
 Flooring: **Carpet,Ceramic Tile,Hardwood**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Built-In Gas Range,Built-In Refrigerator,Central Air Conditioner,Dishwasher,Gas Cooktop,Microwave,Range Hood**  
 Int Feat: **Chandelier,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Open Floorplan,Separate Entrance**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Office	Main	8`5" x 10`1"	Living Room	Main	13`1" x 12`11"
Dining Room	Main	15`7" x 7`9"	Kitchen	Main	15`7" x 10`9"
Spice Kitchen	Main	6`11" x 8`10"	2pc Bathroom	Main	6`11" x 5`9"
Bedroom - Primary	Upper	12`11" x 13`0"	Bedroom	Upper	11`7" x 10`5"
Bedroom	Upper	10`5" x 12`4"	Bedroom	Upper	13`7" x 9`11"
5pc Ensuite bath	Upper	13`6" x 9`10"	3pc Ensuite bath	Upper	9`2" x 5`0"
3pc Bathroom	Upper	8`4" x 4`11"			

Title: **Fee Simple**  
 Zoning: **DC**  
 Legal Desc: **1510501**

Remarks

Pub Rmks: **Location location location! Welcome to your dream home, just 20 meters from the Calgary transit bus stop, making commuting a breeze! Enjoy the convenience of a short 5-minute drive to the Tuscany LRT station, and take advantage of being a 2-minute drive to William D. Pratt Junior High. You will appreciate the proximity to Renert Private School, Royal Oak K-3 School, YMCA and Beacon Hill shopping complex. This property is listed at the most competitive price within the Rocky Ridge community and the premium NW Calgary area. Step inside to discover ultra-modern luxury combined with cozy interiors, complete with high-end upgrades that elevate your living experience. Situated on one of the largest corner lots, enjoy breathtaking views of downtown and the mountains right from your bedroom window. The solid exterior features high-end materials including a concrete driveway, stucco, composite siding, dual pane casement windows, a triple car garage, and a side entrance . Inside, you'll find 2470+ sq ft of living space with 4 bedrooms and 3.5 bathrooms, all illuminated by ample natural light, provided by the extra-large custom windows. On the main floor you'll find an 18-foot foyer, office, mud room, powder room, living area, spice kitchen, and main kitchen equipped with high-end appliances. The kitchen area boasts a unique quartz dining table that matches the kitchen island, which can seat 8 people. Upstairs, there are 4 bedrooms and 3 full bathrooms, including 2 secondary bedrooms with 3 pc ensuites, and a spacious, bright loft area perfect for relaxing. The primary bedroom offers a luxurious 5 pc ensuite and a walk-in closet with drawers and shelving. Step outside to the beautifully landscaped backyard, a true oasis for relaxation and entertainment. The backyard features a spacious patio area perfect for outdoor dining and gatherings, lush green lawns, and meticulously maintained flower beds. Whether you're hosting a summer barbecue or enjoying a quiet evening under the stars, this backyard offers the perfect setting. The side yard offers a perfect place to park your RV during winters. **BONUS- You can view downtown fireworks from the Master bedroom's window. Don't miss your chance to own this stunning home in a prime location!****

Inclusions: **N/A**  
 Property Listed By: **PREP Realty**

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













