



THE
A-TEAM

**RE/MAX
FIRST**

42 ROCKCLIFF Heights, Calgary T3G 0C7

MLS®#: **A2189033** Area: **Rocky Ridge** Listing **01/20/25** List Price: **\$1,699,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2025**
Lot Information
 Lot Sz Ar: **8,123 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **3,670**
 Low Sqft:
 Ttl Sqft: **3,670**

DOM

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

Parking

Ttl Park: **5**
 Garage Sz: **3**

Access:
 Lot Feat: **Pie Shaped Lot**
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Central,High Efficiency,In Floor Roughed-In,Forced Air**
 Sewer:
 Ext Feat: **Balcony,BBQ gas line,Lighting**

Construction: **Wood Frame**
 Flooring: **Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Refrigerator,Dishwasher,Gas Range,Microwave**
 Int Feat: **Built-in Features,Chandelier,Closet Organizers,Crown Molding,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Recessed Lighting,See Remarks,Tray Ceiling(s),Vinyl Windows,Walk-In Closet(s),Wired for Data,Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	9`0" x 9`8"	Kitchen	Main	17`0" x 9`2"
Pantry	Main	7`6" x 8`2"	Breakfast Nook	Main	12`0" x 12`6"
Dining Room	Main	10`8" x 4`6"	Living Room	Main	16`6" x 16`10"
Office	Main	10`8" x 13`0"	Mud Room	Main	10`0" x 10`2"
Bedroom - Primary	Second	13`0" x 16`10"	Bedroom	Second	11`3" x 12`0"
Bedroom	Second	11`0" x 12`6"	Bedroom	Second	10`8" x 11`8"
Bonus Room	Second	13`8" x 5`4"	2pc Bathroom	Main	6`1" x 6`3"
3pc Bathroom	Second	5`0" x 9`10"	3pc Ensuite bath	Second	5`0" x 9`9"
3pc Ensuite bath	Second	5`10" x 8`5"	5pc Ensuite bath	Second	11`10" x 15`1"

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **0**

Zoning: **RC-2**

Remarks

Pub Rmks: **Built by Bright Custom Homes, a reputable builder with many years of experience and countless happy customers, 42 Rock Cliff Heights NW is a stunning custom-built luxury home in the prestigious Rock Lake Estates community on an 8000 sqft pie shape lot. Offering 3,600 sqft of above-ground living space and an additional 1,500 sqft in the basement, this meticulously designed residence seamlessly blends elegance, functionality, and modern comfort. The main floor features a grand foyer with soaring ceilings, a dedicated office, a formal dining room, and an open-concept living area with a cozy fireplace. The gourmet kitchen boasts top-of-the-line appliances, custom cabinetry, an oversized island, and a walk-in pantry with a prep bar, while a stylish wine display rack adds a touch of sophistication. Upstairs, the home offers four spacious bedrooms, each with its own en-suite bathroom, along with a luxurious primary retreat featuring a spa-like en-suite with dual vanities, a freestanding soaker tub, and a walk-in closet. A generous bonus room provides additional living space, perfect for family gatherings. The basement, with a convenient side entrance, is roughed in for hydronic in-floor heating and offers the potential for a future basement suite. Additional highlights include a triple-car garage, a mudroom with built-in lockers, and high-end finishes such as engineered hardwood, custom tilework, and designer lighting throughout. Situated in the sought-after Rock Lake Estates, this home offers access to walking trails, parks, top-rated schools, and convenient proximity to major roadways, connecting you to downtown Calgary and the Rocky Mountains. Currently at the framing stage, this home presents a rare opportunity for you to work with an interior designer to create your own custom finishes, making it uniquely yours. Don't miss this extraordinary opportunity—contact us today to schedule your private showing!**

Inclusions: **Fridge & Freezer, Gas Range, Dishwasher, Microwave.**
 Property Listed By: **eXp Realty**

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



