



THE  
**A-TEAM**

**RE/MAX  
FIRST**

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

MLS® #: **A2196944**      Area: **Rocky Ridge**      Listing Date: **03/06/25**      List Price: **\$1,189,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2023**  
Lot Information  
 Lot Sz Ar: **546 sqft**  
 Lot Shape:

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

DOM

**3**  
Layout  
 Beds: **4 (4 )**  
 Baths: **3.0 (3 0)**  
 Style: **2 Storey**

Parking

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

Access:  
 Lot Feat: **Back Yard,Front Yard**  
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Fireplace Insert,Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **BBQ gas line**  
 Construction: **Concrete,Stucco**  
 Flooring: **Ceramic Tile,Hardwood**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Built-In Refrigerator,Central Air Conditioner,Dishwasher,Gas Cooktop,Gas Range,Microwave**  
 Int Feat: **Bidet,Bookcases,Ceiling Fan(s),Chandelier,Closet Organizers**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Bedroom - Primary</b>	<b>Second</b>	<b>12`11" x 13`0"</b>	<b>Bedroom</b>	<b>Second</b>	<b>13`7" x 9`11"</b>
<b>Bedroom</b>	<b>Second</b>	<b>10`5" x 12`4"</b>	<b>Bedroom</b>	<b>Second</b>	<b>11`7" x 10`5"</b>
<b>5pc Ensuite bath</b>	<b>Second</b>	<b>13`6" x 9`10"</b>	<b>3pc Ensuite bath</b>	<b>Second</b>	<b>5`0" x 9`2"</b>
<b>3pc Bathroom</b>	<b>Second</b>	<b>8`4" x 4`11"</b>			

Legal/Tax/Financial

Title:      Zoning:

**Fee Simple**

Legal Desc:

**1510501**

**DC**

Remarks

Pub Rmks:

**This property presents an outstanding opportunity with its lowest priced to sell for a 3 car garage luxury home built in 2023 with unobstructed downtown views from your master bedroom in the most sought after northwest Calgary neighborhoods which is compared to Aspen, Discovery ridge and some high profile communities. With features and finishes typically found in higher price ranges and upgrades over \$40,000 in value this home stands out as an excellent investment for you. Welcome to this custom-built, luxurious home in the heart of Rocky Ridge, a community in northwest Calgary. The solid exterior features high-end materials including a concrete driveway, stucco, composite siding, dual pane casement windows, and a triple car garage. 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 ensuite, 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. This home is ideally located with a CT bus stop just 50 meters away, close proximity to Royal Oak Centre and Beacon Heights Shopping Centers, a 3-minute drive to the Tuscany LRT, and quick access to major traffic routes. This compliments the side entrance in the home, making it an excellent opportunity for basement rental. While surrounded by the picturesque beauty of the Rocky Mountains and dozens of forest-lined walking trails, this pet-free and smoke-free home is also conveniently situated near recreation centers, schools, and a short drive away from city center, just about everything you could look for in one area.**

Inclusions:

n/a

Property Listed By:

**Initia Real Estate**

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













