



THE
A-TEAM

**RE/MAX
FIRST**

16 ROCKCLIFF Point, Calgary T3G 5Z4

MLS®#: **A2200032** Area: **Rocky Ridge** Listing Date: **03/07/25** List Price: **\$1,149,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2008**
Lot Information
 Lot Sz Ar: **5,295 sqft**
 Lot Shape: **6.65 x 31.87 x 23.78 x 37.76**

Finished Floor Area
 Abv Sqft: **2,810**
 Low Sqft:
 Ttl Sqft: **2,810**

DOM

2
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

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Title: **Fee Simple** Zoning: **R-CG**
 Legal Desc: **0413124**

Remarks

Pub Rmks: **Experience luxury living lifestyle in this executive, two-storey estate home, ideally located in the prestigious Rock Lake Estates community. Nestled against a**

partially treed backdrop, this property also offers many perks. The property has easy access to parks, walking paths, top-rated schools, Crowchild Trail, Stoney Trail, and Highway 1A. Whether heading to the city center or escaping to the mountains, this location provides the best of both worlds. With over 3,700 square feet of beautifully designed living space, this home is filled with upscale features, including three gas fireplaces and a grand foyer with soaring 20-foot ceilings and a stunning open spiral staircase. The open-concept layout seamlessly connects the gourmet kitchen, living, and dining area. The kitchen boasts stainless steel appliances, a gas range, built-in oven and microwave, granite countertops, a spacious working island with an eating bar, and a corner pantry. The main floor also offers a private office, a thoughtfully designed walk-through mudroom with ample storage leading to both the front entry and double attached garage, a generous laundry room, and a stylish two-piece bath finish off the main level. Rich maple hardwood flooring extends throughout the main level, while a large deck off the kitchen provides a perfect outdoor space. Deck overlooks the fully fenced and landscaped backyard. Upstairs, a versatile bonus room with a built-in entertainment center and fireplace serves as a great gathering space, with mountain views as an added bonus. The luxurious master bedroom also features a three-sided fireplace, a private deck overlooking the backyard, and a spa-inspired ensuite with a steam shower, jetted soaker tub, dual sinks, and a spacious walk-in closet. Two additional well-sized bedrooms and a beautifully appointed four-piece bath complete the upper level. The fully finished basement consists of a huge recreation room, two additional bedrooms, a three-piece bath, and durable vinyl plank flooring. This exceptional estate home offers incredible value in a prime location. Don't miss the opportunity to make it yours.

Inclusions:

none

Property Listed By:

Diamond Realty & Associates LTD.

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













