



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2 ROCKCLIFF Heights, Calgary T3G 0C7**

MLS®#: **A2200648**      Area: **Rocky Ridge**      Listing Date: **03/09/25**      List Price: **\$1,399,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2013**  
Lot Information  
 Lot Sz Ar: **8,191 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,812**  
 Low Sqft:  
 Ttl Sqft: **2,812**

DOM

**1**  
Layout  
 Beds: **6 (4 2 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space,Corner Lot,Rectangular Lot**  
 Park Feat: **Driveway,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Stone,Stucco,Wood Frame**  
 Heating: **Forced Air**      Flooring: **Carpet,Ceramic Tile,Cork,Hardwood**  
 Sewer:      Water Source:  
 Ext Feat: **Balcony**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Range,Microwave,Oven-Built-In,Range Hood,Refrigerator,Tankless Water Heater**  
 Int Feat: **Bar,Bookcases,Central Vacuum,Chandelier,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Separate Entrance,Vaulted Ceiling(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>2pc Bathroom</b>	<b>Main</b>	<b>9`0" x 3`0"</b>	<b>Dining Room</b>	<b>Main</b>	<b>13`3" x 8`1"</b>
<b>Foyer</b>	<b>Main</b>	<b>8`7" x 18`6"</b>	<b>Kitchen</b>	<b>Main</b>	<b>15`6" x 15`11"</b>
<b>Living Room</b>	<b>Main</b>	<b>17`2" x 18`5"</b>	<b>Mud Room</b>	<b>Main</b>	<b>10`11" x 12`4"</b>
<b>Office</b>	<b>Main</b>	<b>12`4" x 10`6"</b>	<b>5pc Bathroom</b>	<b>Second</b>	<b>13`2" x 5`3"</b>
<b>5pc Ensuite bath</b>	<b>Second</b>	<b>15`3" x 13`8"</b>	<b>Bedroom</b>	<b>Second</b>	<b>13`3" x 13`7"</b>
<b>Bedroom</b>	<b>Second</b>	<b>10`2" x 14`4"</b>	<b>Bedroom</b>	<b>Second</b>	<b>11`0" x 12`7"</b>

<b>Bonus Room</b>	<b>Second</b>	<b>12`2" x 25`4"</b>	<b>Laundry</b>	<b>Second</b>	<b>5`11" x 10`8"</b>
<b>Walk-In Closet</b>	<b>Second</b>	<b>15`4" x 7`8"</b>	<b>4pc Bathroom</b>	<b>Lower</b>	<b>9`2" x 5`9"</b>
<b>Kitchenette</b>	<b>Lower</b>	<b>7`5" x 8`1"</b>	<b>Bedroom</b>	<b>Lower</b>	<b>18`10" x 13`5"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>12`9" x 12`9"</b>	<b>Bedroom - Primary</b>	<b>Second</b>	<b>12`10" x 21`7"</b>
<b>Game Room</b>	<b>Lower</b>	<b>15`11" x 18`5"</b>	<b>Furnace/Utility Room</b>	<b>Lower</b>	<b>16`4" x 14`9"</b>

Legal/Tax/Financial

Title: **Fee Simple**  
 Legal Desc: **1112276**

Zoning: **R-CG**

Remarks

Pub Rmks: **Welcome to the prestigious Summit Rock Lake Estates! This beautiful estate home offers over 3900 square feet of living area and is situated on a massive corner lot which backs on to a lovely wooded, green space with a pond. Enter the spacious foyer, pass the private office/flex space, and follow the gleaming hardwood to the functional, open concept main floor. The living room has a cozy gas fireplace, the large dining area is large enough to accommodate guests or a growing family, and the well-equipped kitchen will impress even the most particular chefs. The kitchen has stunning granite counter tops, a huge waterfall island, gas cooktop, wall oven, built-in microwave, French door refrigerator and access to the tiled mud room and triple car garage. Off the dining room is the balcony that is perfect for barbecuing, entertaining or relaxing as you are embraced by the wildlife in the wooded area and pond behind your property. The upper floor has a fantastic bonus room with loads of built-in cabinetry, the ultra conveniently located laundry room, and four bedrooms. The massive primary bedroom with a vaulted ceiling has a private retreat area, walk in closet, and luxurious 5-piece ensuite with a double sided fireplace. The fully developed lower level has walk out access to the spacious backyard, a wet bar, rec room, two more bedrooms and plenty of storage. This area of Rocky Ridge is conveniently located off Country Hills Blvd with easy access to Hwy 1A, the Rocky Ridge YMCA, a Co-op Grocery store and Royal Oak Centre with a Walmart Super-Centre. This area is highly sought-after for its beautiful lakes, parks and miles of walking paths. Don't miss this opportunity to own in The Summit Rock Lake Estates!**

Inclusions: **N/A**  
 Property Listed By: **Power Properties**

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





















