

# \$999,999 - 16 Rockcliff Point Nw, Calgary

MLS® #A2245598

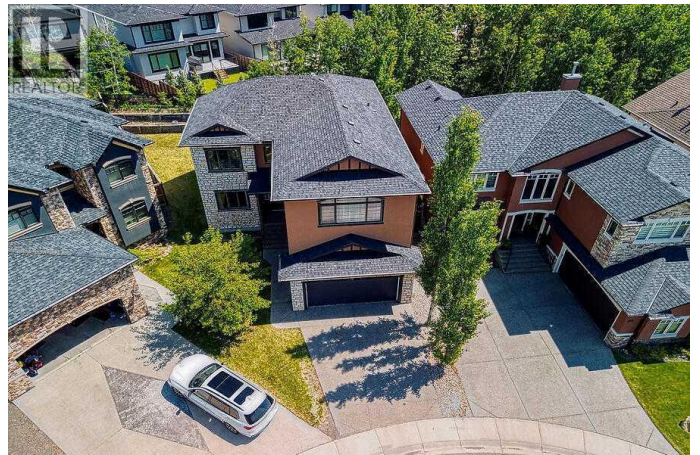
**\$999,999**

5 Bedroom, 4.00 Bathroom, 2,810 sqft

Single Family on 0.12 Acres

Rocky Ridge, Calgary, Alberta

Location, location, location! Executive two-storey estate home, ideally positioned in the sought-after community of Rock Lake Estates. Backing onto a partially treed green space, this residence offers quick access to parks, walking paths, top-tier schools, and major routes including Crowchild Trail, Stoney Trail, and Highway 1A for easy access to the mountains. With over 3,700 square feet of living space offers ample room for a big family and entertaining. Walk into a large foyer with 20-foot ceilings and open spiral staircase, The main level features an open-concept layout that connects a spacious living room with a gas 3 sided fireplace, a dining area, and a gourmet kitchen complete with stainless steel appliances, a gas range, built-in oven and microwave, granite countertops, a large working island with eating bar, and a corner pantry. Maple hardwood floors throughout the main level. The main floor also includes a private office, a walk-through mudroom with abundant storage that connects to the front entry and attached double garage, a large laundry room, and a stylish two-piece bath. Step outside to a large deck off the kitchen, perfect for entertaining or relaxing while overlooking the fully fenced and landscaped backyard. Upstairs, a generous bonus room with a built-in entertainment center and gas fireplace. Bonus room does have mountain views on a clear day. The master bedroom features a three-sided fireplace, a private upper deck, and an ensuite with a steam



shower, jetted soaker tub, dual vanities, and a spacious walk-in closet. Two additional bedrooms and a four-piece bathroom complete the upper level. Upstairs bathroom has new vinyl plank flooring and new lights have been installed in all the bathrooms above grade. The fully finished basement has lots of potential for change and upgrade. Adds liveable sq ft to the home with a large rec room area, two more bedrooms, a three piece bath, and durable vinyl plank flooring throughout. This exceptional property has a thoughtful design, and a prime location to offer a truly outstanding investment opportunity (id:6289)

Built in 2008

**Essential Information**

Listing #	A2245598
Price	\$999,999
Bedrooms	5
Bathrooms	4.00
Half Baths	1
Square Footage	2,810
Acres	0.12
Year Built	2008
Type	Single Family
Sub-Type	Freehold

**Community Information**

Address	16 Rockcliff Point Nw
Subdivision	Rocky Ridge
City	Calgary
Province	Alberta
Postal Code	T3G5Z4

**Amenities**

Amenities	Golf Course, Park, Playground, Schools, Shopping
Parking Spaces	4
Parking	Attached Garage

# of Garages 2

### Interior

Appliances Washer, Refrigerator, Gas stove(s), Dishwasher, Dryer, Microwave, Oven - Built-In, Hood Fan, Window Coverings, Garage door opener

Heating Natural gas Forced air

Cooling None

Fireplace Yes

# of Fireplaces 3

# of Stories 2

Has Basement Yes

### Exterior

Exterior Stone, Stucco

Construction Wood frame

Foundation Poured Concrete

### Listing Details

Listing Office Diamond Realty & Associates LTD.



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