

# \$1,149,900 - 16 Rockcliff Point Nw, Calgary

MLS® #A2200032

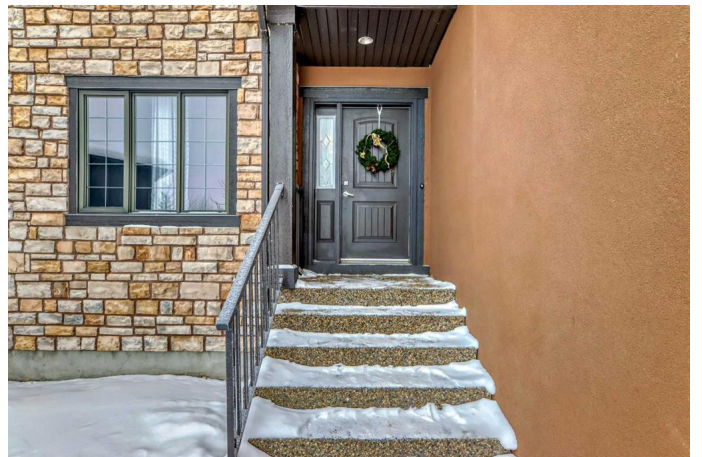
**\$1,149,900**

5 Bedroom, 4.00 Bathroom, 2,810 sqft  
Residential on 0.12 Acres

Rocky Ridge, Calgary, Alberta

OPEN HOUSE SATURDAY, MAR 15 FROM 12-2PM\*\*\*\*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.

Built in 2008

### **Essential Information**

MLS® #	A2200032
Price	\$1,149,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,810
Acres	0.12
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	16 Rockcliff Point Nw
Subdivision	Rocky Ridge

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5Z4

### **Amenities**

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Double Vanity, Kitchen Island, Pantry, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Balcony, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Low Maintenance Landscape, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 7th, 2025
Days on Market	7
Zoning	R-CG
HOA Fees	263
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office            Diamond Realty & Associates LTD.

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