

# \$1,499,900 - 117 Rockcliff Bay Nw, Calgary

MLS® #A2222296

**\$1,499,900**

5 Bedroom, 5.00 Bathroom, 3,040 sqft

Residential on 0.13 Acres

Rocky Ridge, Calgary, Alberta

Picture yourself in this incredible showpiece of luxury living in Rock Lake Estates & youâ€™ll know youâ€™ve found the home of your dreams! Tucked away in this exclusive cul-de-sac backing West onto a sports field, this beautifully appointed two storey walkout enjoys a total of 5 bedrooms + den, handscraped hardwood floors & central air, fully-loaded maple kitchen with stainless steel appliances & breathtaking open views of the mountains & surrounding neighbourhood. Custom-built by Elegant Homes, this truly stunning one-owner home has everything youâ€™ve ever wanted for your family, with a wonderful designer floorplan featuring dramatic great room with soaring 18ft ceilings & stone-facing gas fireplace complemented by built-in wall units, elegant formal dining room perfect for entertaining & West-facing dining nook with an expanse of windows & French door to the wraparound balcony. The amazing chefâ€™s kitchen is a sight-to-behold, with its custom cabinetry & upgraded granite countertops, oversized centre island with bar fridge, travertine backsplash & the stainless steel appliances include an Asko dishwasher, Subzero fridge & Dacor gas cooktop & brand new GE Cafe wall oven. The main floor laundry/mudroom comes complete with Samsung washer & dryer, walk-in pantry & coat closet, built-in lockers & cabinets. A total of 4 bedrooms up highlighted by the private ownersâ€™ retreat with big walk-in closet & ensuite with heated tile floors, granite-topped



double vanities, jetted tub & separate shower. Shared by the other 3 bedrooms is the family bathroom with heated tile floors & 2 sinks with granite counters. The walkout level “ with multi-zoned electric infloor heating & cork floors, is finished with a 5th bedroom with walk-in closet & ensuite with separate shower & granite counters, loads of storage space & sensational games/rec room with thermostat-controlled gas fireplace & built-in cabinets, granite-topped wet bar & access onto the covered aggregate patio. Additional features of this amazing home include the main floor home office with built-in desk & cabinets, loft with built-in bookcases, closet organizers & underground sprinklers, awning & natural gas BBQ line on the balcony, 2 furnaces & 2 hot water tanks, Toto toilets, 2 air conditioning units & finished oversized garage with epoxy floors. The pie-shaped backyard is fully fenced & landscaped, with a storage shed for your gardening tools & gate to the sports field. Nestled in this highly coveted estate community just steps to picturesque Rock Lake & walking distance bus stops, just minutes to Shane Homes YMCA & area shopping, plus easy access to the LRT, Crowfoot Centre & downtown.

Built in 2007

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2222296    |
| Price          | \$1,499,900 |
| Bedrooms       | 5           |
| Bathrooms      | 5.00        |
| Full Baths     | 3           |
| Half Baths     | 2           |
| Square Footage | 3,040       |
| Acres          | 0.13        |
| Year Built     | 2007        |

|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | 2 Storey    |
| Status   | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 117 Rockcliff Bay Nw |
| Subdivision | Rocky Ridge          |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3G 5Z5              |

### Amenities

|                |                                                       |
|----------------|-------------------------------------------------------|
| Parking Spaces | 4                                                     |
| Parking        | Double Garage Attached, Garage Faces Front, Oversized |
| # of Garages   | 2                                                     |

### Interior

|                   |                                                                                                                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Breakfast Bar, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s), Wet Bar |
| Appliances        | Central Air Conditioner, Convection Oven, Dishwasher, Dryer, Garburator, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Bar Fridge, Water Softener                                  |
| Heating           | In Floor, Forced Air, Natural Gas                                                                                                                                                                                |
| Cooling           | Central Air                                                                                                                                                                                                      |
| Fireplace         | Yes                                                                                                                                                                                                              |
| # of Fireplaces   | 2                                                                                                                                                                                                                |
| Fireplaces        | Gas, Great Room, Recreation Room, Stone                                                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                                                                                              |
| Basement          | Finished, Full, Walk-Out, Exterior Entry                                                                                                                                                                         |

### Exterior

|                   |                                                                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Garden, Private Yard, Storage, Awning(s)                                                                                          |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Garden, Landscaped, No Neighbours Behind, Views, Pie Shaped Lot, Underground Sprinklers |
| Roof              | Asphalt Shingle                                                                                                                                          |

|              |                           |
|--------------|---------------------------|
| Construction | Stone, Stucco, Wood Frame |
| Foundation   | Poured Concrete           |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 23rd, 2025 |
| Days on Market | 97             |
| Zoning         | R-CG           |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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