

\$1,258,000 - 16 Rock Lake Heights Nw, Calgary

MLS® #A2104714

\$1,258,000

4 Bedroom, 4.00 Bathroom, 2,646 sqft
Residential on 0.11 Acres

Rocky Ridge, Calgary, Alberta

A true hidden gem in the exclusive enclave of Five Lakes at Rock Lake Estates, in this contemporary former show home designed by LUPI Luxury Homes. Backing onto the wooded and picturesque lake, this epitome of refined living enjoys 4 bedrooms + bonus room, heated double garage, designer kitchen with top-of-the-line stainless steel appliances. Large upgraded cabinets European glides soft closed dovetail drawers (extensive drawers), The main floor also has a large office, and a garage entryway with custom built-in storage.

The other exceptional key feature includes:

- 9'6" floor height throughout;
- Modern exterior design with premium elevation;
- Solid timber front post installed with crane, Verandah stone wall;
- Exposed aggregate driveway and walkout patio;
- Smooth acrylic finish for exterior;
- Upgraded shingle roof;
- Upgraded Stained cedar siding;
- 8 ft upgraded doors throughout main and second floor;
- Lux Lynx Hybrid Dual insulated Loe2 windows much better than Jel wen/ Gienow type windows;
- Two fireplaces, one for main floor, and one for basement;
- Premium ceiling speakers wired throughout the house;
- Prewired home theater in-wall connectors for



main and basement;

- Security system and Air condition;
 - Extensive railings, Glass railing deck;
 - Heated floor in master and basement
- bathrooms;
- Upgraded cabinet and door handles
- hardware throughout;
- Upgraded countertops throughout;
 - Basement wet bar with wine fridge and fireplace;
 - Upstairs laundry with cabinets and sink;
 - Upgraded Kohler fixtures throughout (widespread faucets);
 - Landscaped, sprinkler system;

This home is near Rocky Ridge LRT, the Rocky Ridge YMCA, Renert School, Royal Vista Commercial (grocery stores, restaurants, bars, banking and more!), Crowfoot Shopping Center, Parks, Pathways, Schools and Green Space. This home is a must show for its incredible craftsmanship, modern design and location!

Built in 2016

Essential Information

MLS® #	A2104714
Price	\$1,258,000
Sold Price	\$1,205,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,646
Acres	0.11
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	16 Rock Lake Heights Nw
Subdivision	Rocky Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 0G1

Amenities

Parking Spaces	2
Parking	Aggregate, Double Garage Attached, Heated Garage, Insulated

Interior

Interior Features	Built-in Features, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Storage
Lot Description	Back Yard, Creek/River/Stream/Pond, Low Maintenance Landscape, Landscaped, Underground Sprinklers, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 1st, 2024
Date Sold	March 4th, 2024
Days on Market	32
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office Homecare Realty Ltd.

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