

\$1,200,000 - 137 Rockcliff Bay Nw, Calgary

MLS® #A2130194

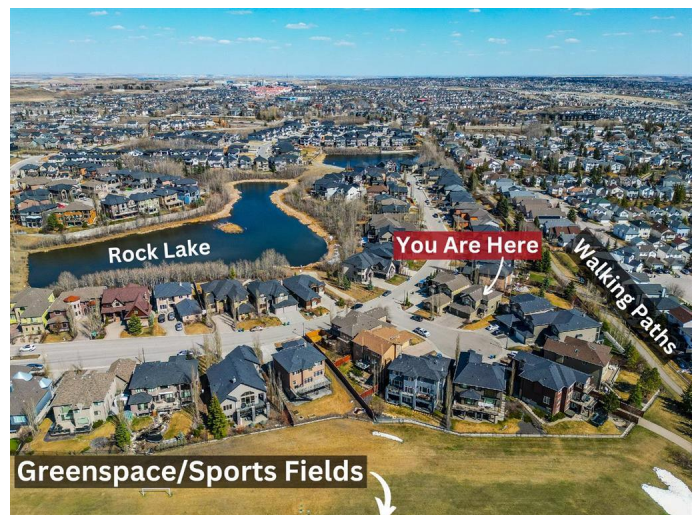
\$1,200,000

5 Bedroom, 4.00 Bathroom, 2,707 sqft

Residential on 0.14 Acres

Rocky Ridge, Calgary, Alberta

Nestled in the serene community of Rock Lake ESTATES this stunning 2 Storey Home has 3722 sq ft of developed living space. 5 bedrooms + office/den, bonus room, family room & 4 bathrooms with a private SE facing backyard in Rocky Ridge!!! The main floor boasts a spacious living room with a gas fireplace and wall unit. The large windows flood the room with natural light, creating a warm and inviting atmosphere perfect for entertaining guests or enjoying quiet evenings with family. The gourmet kitchen is a chef's delight, featuring high-end stainless steel appliances including a massive fridge & freezer, custom hoodfan setup, granite countertops, a center island with breakfast bar seating and a extra large walk thru pantry that conveniently connects with the mud room and lockers. Adjacent to the kitchen is the dining area, ideal for hosting dinner parties or family gatherings with the French door that leads to maintenance free deck with BBQ gasline. Upper level hosts the large bonus room with vaulted ceilings and a fireplace to cozy up to on those chilly nights. The luxurious master suite, with spa-like 5 piece ensuite bathroom features a CUSTOM shower with 6 sprayer heads, deep soaking tub, dual vanities and a huge walk-in closet that's about the size of a bedroom! 2 additional bedrooms with closets, 4-piece bathroom and laundry room with sink complete this level. Professionally developed basement with 9-foot ceilings, & IN-FLOOR HEATING offers additional living



137 Rockcliff Bay NW, 04.23.2024
Main 1,197.57 sq.ft/ 111.25 m2
Upper 1,505.98 sq.ft/ 139.91 m2
RMS Area 2,703.55 sq.ft/ 251.16 m2
Basement 1,018.78 sq.ft/ 94.64 m2
Total 3,722.33 sq.ft/ 345.80 m2



space, with a large family room featuring a fireplace with built-ins and dry bar, 2 more bedrooms, 3-piece bathroom and utility room with storage. The outdoor oasis has a beautifully landscaped backyard, featuring a maintenance free deck, patio with firepit perfect for summer barbecues and outdoor entertaining. Special features include: 3 car garage with in-floor heating, central AC, exquisite lighting package in basement, 2 high end furnaces & hot water tanks, central vac, granite throughout, built-in speakers throughout, underground sprinklers the list goes on!! On a quiet cul-de-sac, across the street from a large pond where birds & wild-life thrive. EASY ACCESS to Tuscany/Rocky Ridge LRT Station, Stoney Trail, + Hwy 1A to commute to work/take drive. BOOK your showing TODAY!!!

Built in 2006

Essential Information

MLS® #	A2130194
Price	\$1,200,000
Sold Price	\$1,200,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,707
Acres	0.14
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	137 Rockcliff Bay Nw
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Subdivision	Rocky Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5Z5

Amenities

Parking Spaces	6
Parking	Heated Garage, Insulated, Oversized, Triple Garage Attached

Interior

Interior Features	Bookcases, Built-in Features, Ceiling Fan(s), Double Vanity, Dry Bar, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Brick Facing, Family Room, Gas, Living Room, Mantle, Other, Stone, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Fire Pit, Private Yard
Lot Description	Cul-De-Sac, Landscaped, Many Trees, Underground Sprinklers, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 10th, 2024
Date Sold	June 10th, 2024
Days on Market	31
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office Century 21 Bravo Realty

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