

\$1,339,900 - 72 Rockcliff Point Nw, Calgary

MLS® #A2135286

\$1,339,900

4 Bedroom, 5.00 Bathroom, 3,436 sqft

Residential on 0.18 Acres

Rocky Ridge, Calgary, Alberta

There's nothing quite like finding the home of your dreams & you've found it here in this sensational two storey walkout in exclusive Rock Lake Estates...with a total of 4 bedrooms + den, heated/oversized 3 car garage & showstopper chef's kitchen with all the bells & whistles! With over 4500sqft of refined living space, this one-of-a-kind custom home enjoys rich hardwood floors & central air, extensive stonework & travertine floors, 4.5 bathrooms & professionally landscaped pie lot with ornamental pond with waterfall & footbridge. Proud original owners of this fully-loaded designer home, which features an amazing main floor complemented by expansive 10ft ceilings, gracious living room with coffered ceilings & 2-sided stone fireplace, elegant dining room with columns & dedicated home office with recessed ceilings. You will truly be impressed by the stunning gourmet kitchen - with its granite counters with beveled edges, travertine backsplash, maple cabinetry with soft-close drawers/doors, walk-in pantry, pull-out spice racks & centre island with recycling/garbage/compost bins. The top-of-the-line stainless steel appliances include Miele dishwasher, undercounter microwave drawer & 2 built-in Jenn-Air convection ovens, plus Jenn-Air cooktop stove with stone range hood. The owners' retreat is your own private sanctuary graced by vaulted ceilings & wood feature wall, powered Hunter Douglas blinds, oversized walk-in closet with built-ins & folding table, built-in bar & laundry



bins, panoramic views of the mountains & spa-inspired ensuite with heated floors & granite counters, airjet overflow tub, glass steam shower with body jets & double vanities. Another full bath is shared by the other 2 bedrooms, & over the garage is the massive bonus room with laminate floors, office area & its own private full bath...the perfect multi-purpose space for a playroom for the kids, yoga studio or games room...& with its own separate exterior access, would also make a great suite for the in-laws or nanny. The walkout level - with heated tile floors, is beautifully finished with a home gym, 4th bedroom with Murphy bed, craft/hobby room with built-in cabinets & rec room with stone feature wall, fireplace, granite-topped bar & wine cellar. Main floor laundry room with built-in cabinets & sink, mudroom with built-in lockers & access into the tandem-style 3 car garage (which can fit up to 4 with car lift) with workshop, built-in cabinets & lofted storage with sliding doors. Additional extras include built-in speakers & underground sprinklers, roughed-in central vacuflo, Navien tankless water (just 2 years old), 9ft ceilings on the upper & walkout levels, aggregate driveway & backyard oasis with covered patio with fireplace, play structure & 3 storage sheds. Nestled in this secluded enclave of fine luxury homes in this highly coveted estate community, walking distance to Shane Homes YMCA & bus stops, just minutes to area shopping & easy access to the LRT, Crowfoot Centre & downtown.

Built in 2008

Essential Information

MLS® #	A2135286
Price	\$1,339,900
Sold Price	\$1,401,000

Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,436
Acres	0.18
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	72 Rockcliff Point Nw
Subdivision	Rocky Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5Z4

Amenities

Parking Spaces	5
Parking	Garage Faces Front, Heated Garage, Oversized, Tandem, Triple Garage Attached

Interior

Interior Features	Bar, Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Pantry, Skylight(s), Steam Room, Storage, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Double Oven, Electric Cooktop, Garburator, Microwave, Range Hood, Refrigerator, Tankless Water Heater
Heating	In Floor, Electric, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Double Sided, Gas, Living Room, Outside, Recreation Room, Stone
Has Basement	Yes

Basement Finished, Full, Walk-Out

Exterior

Exterior Features BBQ gas line, Garden, Private Yard, Storage

Lot Description Back Yard, Cul-De-Sac, Front Yard, Garden, No Neighbours Behind, Landscaped, Underground Sprinklers, Pie Shaped Lot, Private, Views

Roof Asphalt/Gravel

Construction Stone, Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed May 30th, 2024

Date Sold June 2nd, 2024

Days on Market 3

Zoning R-C1

HOA Fees 0.00

Listing Details

Listing Office Royal LePage Benchmark

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