

\$1,299,000 - 54 Rockcliff Landing Nw, Calgary

MLS® #A2165267

\$1,299,000

4 Bedroom, 3.00 Bathroom, 2,788 sqft

Residential on 0.16 Acres

Rocky Ridge, Calgary, Alberta

Welcome to Rock Lake Estates, where luxury living meets natural tranquility. This executive residence offers picturesque views backing onto Rock Lake and an abundant wooded greenspace. Custom-built and spanning an impressive 5,037 square feet of fully developed living space, this home is sure to impress. As you step inside, you will observe the sophisticated interior, beginning in the elegant foyer with custom copper-inlaid coffered ceiling. The living room showcases Brazilian cherry hardwood flooring, a soaring cathedral ceiling, floor-to-ceiling windows to capture the exquisite scenery, as well as a grand gas fireplace and waterfall feature. The chef's kitchen is equipped with granite countertops, top-of-the-line appliances, and a walk-in pantry with built-in shelving and a full-size stand-up freezer for additional kitchen storage. The spacious dining area opens to the large balcony (with gas BBQ hookup), with another perfect vantage point to enjoy the breathtaking landscape. The expansive main floor primary bedroom is the ultimate retreat, with a sitting area and direct balcony access to more sensational views. A spa-inspired ensuite (equipped with a soaker tub, glass block walk-in shower, dual vanities, and heated flooring), and sizeable walk-through closet complete the expansive primary bedroom. Additional main floor amenities include a powder room, laundry/mudroom (with cabinetry, bench seat, and sink) and direct access to the oversized triple attached



heated garage (with 220V wiring, sink, and storage). The upper-level loft features a bonus room and den (which could easily be converted into another bedroom), and exhibits more magnificent sights. The fully finished walkout basement is designed for entertaining, with a large recreation/billiards room (equipped with a pool table), a wet bar with fridge and dishwasher, a gym/exercise room, and a theatre room with a Cinema-style seating. The lower level also includes three additional bedrooms and a full bathroom with glass enclosed walk-in shower. Step into nature, in the serene and private backyard, with meticulous landscaping and an inviting pergola/seating area! Other notable features here include: central air conditioning (2023), in-floor heating throughout the basement, garage, and primary ensuite (with a new boiler installed in 2024), water softener system (2023), water filtration system (2023), some triple pane windows (south windows, 2024), built-in speaker system throughout the home (powered by Sonos), Adobe theatre room receiver and projector (2023), and updated landscaping! Donâ€™t miss out! Call now!

Built in 2005

Essential Information

MLS® #	A2165267
Price	\$1,299,000
Sold Price	\$1,289,500
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,788
Acres	0.16
Year Built	2005
Type	Residential

Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	54 Rockcliff Landing Nw
Subdivision	Rocky Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5Z6

Amenities

Parking Spaces	7
Parking	220 Volt Wiring, Additional Parking, Concrete Driveway, Covered, Driveway, Enclosed, Front Drive, Garage Door Opener, Garage Faces Front, Garage Faces Side, Heated Garage, Insulated, Oversized, Parking Pad, See Remarks, Side By Side, Secured, Triple Garage Attached, Workshop in Garage

Interior

Interior Features	See Remarks, Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Stone Counters, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Separate Entrance, Storage, Vaulted Ceiling(s), Wet Bar, Walk-In Closet(s)
Appliances	See Remarks, Central Air Conditioner, Built-In Electric Range, Built-In Oven, Dishwasher, Freezer, Garburator, Garage Control(s), Microwave, Refrigerator, Range Hood, Warming Drawer, Washer/Dryer, Window Coverings, Water Softener
Heating	Forced Air, Boiler, Central, Combination, In Floor, See Remarks, Zoned
Cooling	Central Air, Full
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Separate/Exterior Entry, Walk-Out

Exterior

Exterior Features	Other, Private Yard, Balcony, BBQ gas line, Private Entrance
Lot Description	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond,

Cul-De-Sac, Environmental Reserve, Front Yard, Gazebo, Greenbelt, Lake, Lawn, Low Maintenance Landscape, Landscaped, Level, No Neighbours Behind, Other, Private, Rectangular Lot, See Remarks, Secluded, Views

Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 12th, 2024
Date Sold	November 4th, 2024
Days on Market	53
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	MaxWell Capital Realty
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