



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

117 Rockcliff Bay NW
Calgary, Alberta

MLS # A2222296



\$1,499,900

Division:	Rocky Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,040 sq.ft.	Age:	2007 (18 yrs old)
Beds:	5	Baths:	3 full / 2 half
Garage:	Double Garage Attached, Garage Faces Front, Oversized		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Garden,		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Cork, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
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		

Inclusions: Awning on balcony, wet bar dishwasher & fridge, storage shed, alarm system hardware & 4 security cameras

Picture yourself in this incredible showpiece of luxury living in Rock Lake Estates & you'll know you'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 you'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 chef'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 owners' 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 in-floor 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.