



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

95 Rock Lake View NW
Calgary, Alberta

MLS # A2232263



\$1,649,900

Division:	Rocky Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,068 sq.ft.	Age:	2022 (3 yrs old)
Beds:	7	Baths:	5 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Stone, Stucco	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry		

Inclusions:	N/A
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Over 4,000 SQFT of Living Space | Triple Car Garage | Legal 2-Bedroom legal Suite Over Garage Earning \$2,100/Month*** Welcome to Rock Lake Estates in the prestigious community of Rocky Ridge! This stunning and spacious custom home offers over 4,000 square feet of luxurious living space with a total of 7 bedrooms and 5.5 bathrooms, perfect for large or multi-generational families. The main level welcomes you with soaring open-to-above ceilings, elegant luxury vinyl plank flooring, quartz countertops, and high-end stainless steel appliances. A chef's dream kitchen features a large central island, ample cabinetry, and expansive counter space—perfect for entertaining. Upstairs, you'll find 3 generously sized bedrooms, each with their own private ensuite bathrooms, offering privacy and comfort for the whole family. The fully finished basement includes a large open family/recreation room, 2 additional bedrooms, and another full bathroom—ideal for guests or teens. One of the standout features is the 2-bedroom legal suite above the garage, complete with its own private entrance, full kitchen, laundry, and bathroom—currently generating \$2,100/month in rental income. Additional highlights include a triple attached garage, ample storage throughout, and a beautifully landscaped yard. Located in a quiet, upscale enclave with easy access to schools, parks, walking paths, public transit, and the Shane Homes YMCA, this home is the perfect blend of luxury, functionality, and investment potential. Don't miss out—book your private showing today!