



**76 ROCK LAKE View NW**  
**Calgary, Alberta**

**MLS # A2291245**



**\$1,339,900**

<b>Division:</b>	Rocky Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,611 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Creek/River/Stream/Pond, Front Yard, Landscaped, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stone, Stucco, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Step into elegance with this exquisite two-storey estate home, nestled within the prestigious and sought community of Rock Lake Estates. Spanning over 3,500 square feet of impeccably finished living space, this residence is a masterclass in sophisticated design and timeless comfort. The main floor welcomes you with grand 10-foot ceilings, creating an immediate sense of airy openness. At the heart of the home, a dramatic 19-foot open-to-below living room captivates the senses, where expansive windows frame serene views and flood every corner with radiant natural light. The gourmet kitchen is a culinary enthusiast's dream, showcasing gleaming quartz countertops, premium stainless steel appliances, a professional-grade gas cooktop, a sprawling central island, and custom cabinetry that marries form and function beautifully. Gather around the cozy gas fireplace in the adjoining living area, where elegant hardwood floors flow seamlessly underfoot. A thoughtfully placed main floor bathroom adds a layer of everyday convenience. Ascend to the upper level, where a spacious bonus room awaits—an ideal retreat for cherished family gatherings or quiet relaxation. The well-appointed bedrooms offer serene sanctuaries, complemented by the ultimate practicality of an upper-level laundry room. The luxurious primary suite is a true haven, featuring a spa-inspired ensuite that pampers and a walk-in closet designed for indulgence. The fully finished walk-out basement extends the living experience, offering a versatile space perfect for entertaining or unwinding. Step outside to your private backyard oasis, a tranquil escape that backs onto a shimmering pond and mature trees, ensuring peace and privacy. With high-end finishes and a timeless design ethos throughout, this home is not just a place to live—it's a statement. Truly exceptional in every way.