



GRASSROOTS
REALTY GROUP

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16 Rockcliff Point NW
Calgary, Alberta

MLS # A2344051



\$954,900

Division:	Rocky Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,810 sq.ft.	Age:	2008 (18 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Low Maintenance Landscape, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, Kitchen Island, Pantry, Walk-In Closet(s)		

Inclusions: none

OPEN HOUSE SAT, OCT 3 FROM 12-2PM*****Estate area in a fantastic location. Well sought after property in Rock Lake Estates. This executive two-storey home is cornering onto a treed green space and offering quick access to parks, walking paths, top-tier schools, and major routes including Crowchild Trail, Stoney Trail, and Highway 1A for easy mountain getaways. Close to all amenities of Nose Hill Drive, C- train only mins away, and mins to the river. With over 3,700 square feet of developed living space, this home provides ample room for a growing family. Enter into a large foyer with 20-foot ceilings and an open spiral staircase. Circular open staircase presents a very open-concept connecting the spacious living room, complete with a three-sided gas fireplace, to the dining area and gourmet kitchen. The kitchen features stainless steel appliances, a gas range, built-in oven and microwave, granite countertops, a large working island with eating bar, and a corner pantry. Maple hardwood flooring flows throughout the main level, which also features a private office with double doors, a walk-through mudroom with abundant storage connecting the front entry to the attached back landing going to the double garage, a generous laundry room, and a stylish two-piece bathroom. Step outside from the kitchen to a large deck, perfect for relaxing or entertaining while overlooking the fully fenced and landscaped backyard. Upstairs, you'll find a spacious bonus room with a built-in entertainment centre and gas fireplace, offering mountain views on clear days. The master bedroom is its own private retreat, featuring a three-sided fireplace, private upper deck, and an ensuite with steam shower, jetted soaker tub, dual vanities, and a large walk-in closet. Two additional bedrooms and a four-piece bathroom complete the upper level, with new vinyl plank flooring in the

upstairs bathroom and updated lighting in all bathrooms above grade. The fully finished basement adds even more livable space and offers excellent potential for future customization, featuring a large recreation area, two additional bedrooms, a three-piece bathroom, and durable vinyl plank flooring throughout. This property has tons of room for potential investment growth. Great investment opportunity.