

# \$1,595,000 - 117 Rockcliff Bay Nw, Calgary

MLS® #A2222296

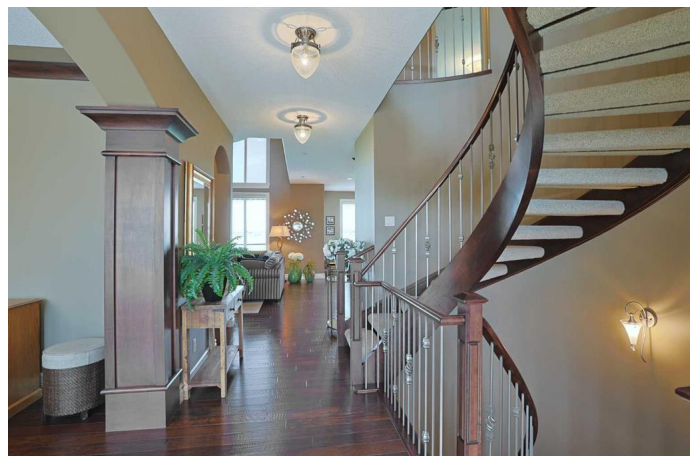
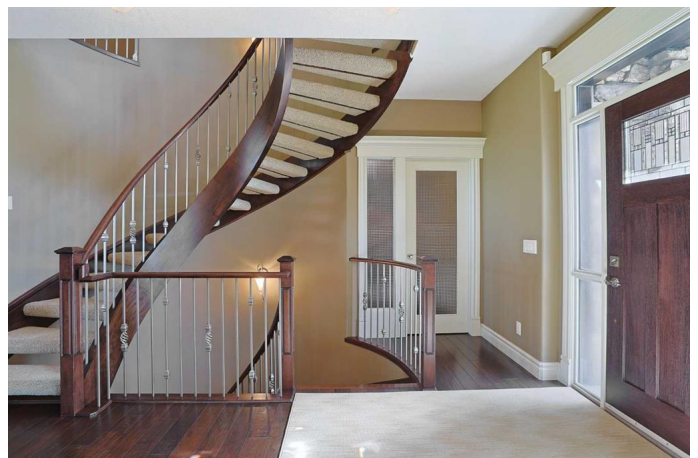
**\$1,595,000**

5 Bedroom, 5.00 Bathroom, 3,040 sqft

Residential on 0.13 Acres

Rocky Ridge, Calgary, Alberta

Picture yourself in this incredible showpiece of luxury living in Rock Lake Estates & youâ€™ll know youâ€™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 youâ€™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 chefâ€™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 & built-in convection 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 ownersâ€™ 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 infloor 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.

Built in 2007

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2222296    |
| Price          | \$1,595,000 |
| Bedrooms       | 5           |
| Bathrooms      | 5.00        |
| Full Baths     | 3           |
| Half Baths     | 2           |
| Square Footage | 3,040       |
| Acres          | 0.13        |
| Year Built     | 2007        |

|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | 2 Storey    |
| Status   | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 117 Rockcliff Bay Nw |
| Subdivision | Rocky Ridge          |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3G 5Z5              |

### Amenities

|                |                                                       |
|----------------|-------------------------------------------------------|
| Parking Spaces | 4                                                     |
| Parking        | Double Garage Attached, Garage Faces Front, Oversized |
| # of Garages   | 2                                                     |

### Interior

|                   |                                                                                                                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior 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 |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garburator, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings, Bar Fridge, Convection Oven                                  |
| Heating           | In Floor, Forced Air, Natural Gas                                                                                                                                                                                |
| Cooling           | Central Air                                                                                                                                                                                                      |
| Fireplace         | Yes                                                                                                                                                                                                              |
| # of Fireplaces   | 2                                                                                                                                                                                                                |
| Fireplaces        | Gas, Stone, Great Room, Recreation Room                                                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                                                                                              |
| Basement          | Exterior Entry, Finished, Full, Walk-Out                                                                                                                                                                         |

### Exterior

|                   |                                                                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Garden, Private Yard, Storage, Awning(s)                                                                                          |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Garden, Landscaped, No Neighbours Behind, Pie Shaped Lot, Underground Sprinklers, Views |
| Roof              | Asphalt Shingle                                                                                                                                          |

|              |                           |
|--------------|---------------------------|
| Construction | Stone, Stucco, Wood Frame |
| Foundation   | Poured Concrete           |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 23rd, 2025 |
| Days on Market | 25             |
| Zoning         | R-CG           |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.