

16 Rockcliff Hill NW Calgary, Alberta

MLS # A2353376

\$2,538,750

Division:	Rocky Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,826 sq.ft.	Age:	2025 (1 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Aggregate, Garage Door Opener, Garage Faces Side, Insulated, Triple Garage		
Lot Size:	0.16 Acre		
Lot Feat:	Backs on to Park/Green Space, Environmental Reserve, Landscaped, Lawn, F		

Heating:	In Floor, Forced Air, Humidity Control	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Quartz Counters, Tray Ceiling(s), Walk-In Closet(s), Wet Bar		

Inclusions: N/A

Welcome to Rock Lake Estates and the last phase in Rocky Ridge that's located in NW Calgary! Executive Finishing throughout this 2 storey home, starting with a RARE 4 car side parking garage with 2 double doors and the one double 23 1/2 feet in depth! Bring your trucks! This is a 4 bedroom home with 4 bathrooms on the upper level plus open bonus room. Walk in closets with custom drawers and everyone has their own bathroom. The primary ensuite has a double sink vanity, soaker tub, and custom shower with 10 ml glass, steam shower, sitting bench and high end tile finishing. The main level has a custom designed office with built in desk and shelving, elegant 2 piece powder room, spacious 2nd Kitchen, leading to the huge kitchen that features your Sub Zero and Wolf appliances. This leads to your dining area, family room with gas fireplace and custom slab surround plus built in bookcase. The front living room is open to above creating a 20' ceiling height also over the staircase offering a very open spacious feel of the home. Last but not least, our very popular 4 season Sun Room on the back with Gas Fireplace and entry to the backyard. The lower is 37' in width and provides you with a Wet Bar and Island, fabulous to entertain with, and also a gym, bedroom, full bath, and games area. Plus, a Walk Up entry. There is also a Covered Deck off the upper Bonus Room, with a gas rough in for an outdoor heater to enjoy those cooler nights. All engineered hardwood and tile flooring! Custom finishing detail and fully upgraded throughout. Quick access to Stoney Trail, and several public and private schools nearby. Shopping, restaurants, recreation, transit all established. Also no HOA fee. This home is ready to go! Make it your next dream home!