

# \$1,299,000 - 2 Rockcliff Heights Nw, Calgary

MLS® #A2200648

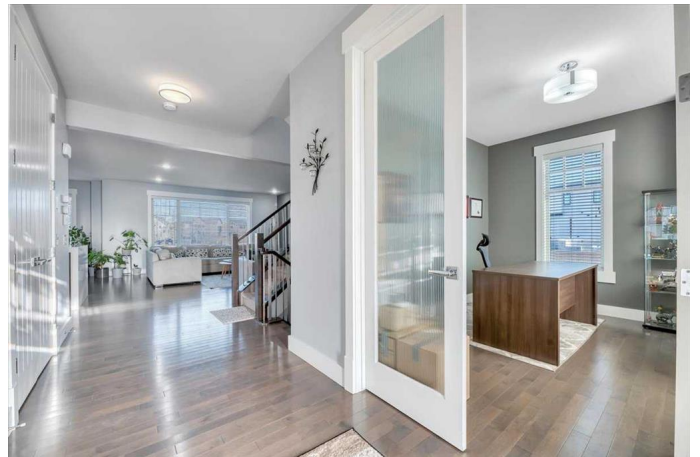
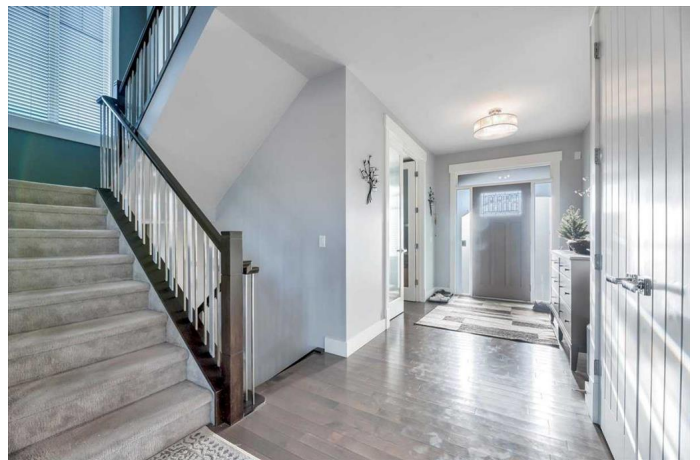
**\$1,299,000**

6 Bedroom, 4.00 Bathroom, 2,812 sqft

Residential on 0.19 Acres

Rocky Ridge, Calgary, Alberta

Welcome to the prestigious Summit Rock Lake Estates! This beautiful estate home offers over 3900 square feet of living area and is situated on a massive corner lot which backs on to a lovely wooded, green space with a pond. Enter the spacious foyer, pass the private office/flex space, and follow the gleaming hardwood to the functional, open concept main floor. The living room has a cozy gas fireplace, the large dining area is large enough to accommodate guests or a growing family, and the well-equipped kitchen will impress even the most particular chefs. The kitchen has stunning granite counter tops, a huge waterfall island, gas cooktop, wall oven, built-in microwave, French door refrigerator and access to the tiled mud room and triple car garage. Off the dining room is the balcony that is perfect for barbecuing, entertaining or relaxing as you are embraced by the wildlife in the wooded area and pond behind your property. The upper floor has a fantastic bonus room with loads of built-in cabinetry, the ultra conveniently located laundry room, and four bedrooms. The massive primary bedroom with a vaulted ceiling has a private retreat area, walk in closet, and luxurious 5-piece ensuite with a double sided fireplace. The fully developed lower level has walk out access to the spacious backyard, a wet bar, rec room, two more bedrooms and plenty of storage. This area of Rocky Ridge is conveniently located off Country Hills Blvd with easy access to Hwy 1A, the Rocky Ridge YMCA, a Co-op



Grocery store and Royal Oak Centre with a Walmart Super-Centre. This area is highly sought-after for its beautiful lakes, parks and miles of walking paths. Don't miss this opportunity to own in The Summit Rock Lake Estates!

Built in 2013

### **Essential Information**

MLS® #	A2200648
Price	\$1,299,000
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,812
Acres	0.19
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	2 Rockcliff Heights Nw
Subdivision	Rocky Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 0C7

### **Amenities**

Amenities	Clubhouse, Park, Playground
Parking Spaces	6
Parking	Driveway, Triple Garage Attached
# of Garages	3

### **Interior**

Interior Features	Bar, Bookcases, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Oven-Built-In, Range Hood, Refrigerator, Tankless Water Heater
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Balcony
Lot Description	Backs on to Park/Green Space, Corner Lot, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 9th, 2025
Days on Market	23
Zoning	R-CG
HOA Fees	263
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Power Properties
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